

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
2021 Oct 15 01:43 PM
Book: 9496 Page: 502
 NC Rev Stamp: \$ 1150.00 Fee: \$ 26.00
 Instrument Number: 2021052760
 DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,150.00

Parcel Identifier No. 101860 Verified by _____ County on the ___ day of _____, 20

By: _____

Mail/Box to:

This instrument was prepared by: *George A. "Trip" Payne, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. No title requested, none performed.*

Brief description for the index: 726 9th St. Durham, North Carolina

THIS DEED made this 14th day of October, 2021, by and between

GRANTOR

GRANTEE

**9th Street Twins, LLC, a North Carolina Limited Liability Company
 4110 Williams Rd.
 Lewisville, NC 27023**

**Fields Properties 23 LLC,
 a North Carolina Liability Company
 1425 Dollar Avenue
 Durham, NC 27701**

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in the City of Durham, Durham County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as that Lot 3 as shown on the Map Showing Property of Nancy L. McDonald, as recorded in Plat Book 155, at Page 395, in the Office of the Register of Deeds of Durham County, North Carolina, reference to which is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 9223 Page 108. See also, Estate of Nancy L. McDonald, Durham County, NC Estate File 20E806.

All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.

Submitted electronically by "Manning Fulton & Skinner, P.A."
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Durham County Register of Deeds.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Easements and Restrictions of record, if any, and current years Ad Valorem Taxes.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

MARtha Alice Wishon (SEAL)
MARTHA ALICE WISHON, Managing Member

William Angus McDonald (SEAL)
WILLIAM ANGUS MCDONALD, Member

Thomas Gray M Donald (SEAL)
THOMAS GRAY MCDONALD, Member

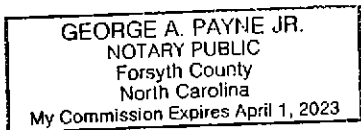
State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County of FORSYTH and State aforesaid, certify that MARTHA ALICE WISHON personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 14 day of October, 2021.

My Commission Expires: April 1, 2023
(Affix Seal)

George A. Payne, Jr.
George A. Payne, Jr. Notary Public
Notary's Printed or Typed Name



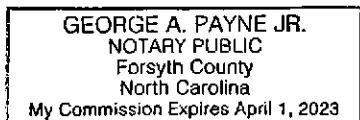
State of North Carolina - County of FORSYTH

I, the undersigned Notary Public of the County of Forsyth and State aforesaid, certify that WILLIAM ANGUS MCDONALD personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 14 day of October, 2021.

My Commission Expires: April 1, 2023
(Affix Seal)

George A. Payne, Jr.
George A. Payne, Jr. Notary Public
Notary's Printed or Typed Name



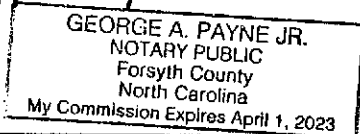
State of North Carolina County of Forsyth

I, the undersigned Notary Public of the County of Forsyth and State aforesaid, certify that **THOMAS GRAY MCDONALD** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 14 day of October, 2021.

My Commission Expires:
(Affix Seal)

April 1, 2023



George A. Payne, Jr.

George A. Payne, Jr. Notary Public
Notary's Printed or Typed Name