

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2022 May 12 01:49 PM
Book: 9693 Page: 6
NC Rev Stamp: \$ 1122.00 Fee: \$ 26.00
Instrument Number: 2022020063
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1122.00
Parcel No. 161183

Mail/Box to: Grantee
This instrument was prepared by: Ronald G. Coulter, Attorney at Law, Without a Title Examination
Brief Description for the Index: Tract 3 Junction Rd. True Way Holiness Church; PB 205/112

THIS DEED made this 12th day of May, 2022 by and between ang

<p>GRANTOR TRUE WAY HOLINESS CHURCH, INC. A NON-PROFIT NORTH CAROLINA CORPORATION 707 Bellmeade Bay Drive Durham, NC 27703</p>	<p>GRANTEE OMNI BUILDER GROUP CORP., A NORTH CAROLINA CORPORATION 8640 Gleneagles Drive Raleigh, NC 27613</p>
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Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

This 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 of that certain lot or parcel of land situated in the City of Durham, City Township, Durham County, North Carolina and more particularly described as follows:

See the attached Exhibit A, which is incorporated herein by reference.

No portion of the property herein conveyed includes the primary residence of the Grantor.

The property herein described was acquired by Grantor by instrument recorded in Book 5907 at Page 424.

submitted electronically by "Jackson Law, P.C."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

A map showing the above described property is recorded in Plat Book 205, Page 112.

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, liens and exceptions of record.

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

Entity Name: TRUE WAY HOLINESS CHURCH, INC.

By: *Darrell Jones*
Darrell Jones

STATE OF NORTH CAROLINA

COUNTY OF ~~DURHAM~~ WAKE 60

I, the undersigned Notary Public of the County and State aforesaid, certify that Darrell Jones personally came before me this day and acknowledged that he is the Authorized Signer for **TRUE WAY HOLINESS CHURCH, INC. A NON-PROFIT NORTH CAROLINA CORPORATION**, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal this 12th day of May, 2022.

My Commission Expires: 4/5/23

Elizabeth Boyette
Notary Public

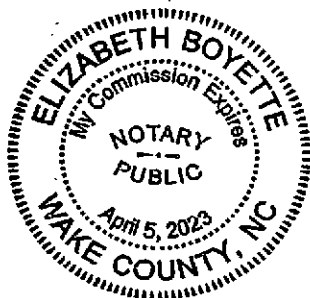


EXHIBIT A

REAL PROPERTY OF OMNI BUILDER GROUP CORP.

BEING all of Lot 5 as shown on plat recorded in Plat Book 187 at Page 189, and shown but not surveyed as new Lot 3 on plat recorded in Plat Bok 205, Page 112, Durham County registry, LESS AND EXCEPT:

Tract One:

BEING all of Lot 1, containing 2.726 acres, more or less, according to the plat of survey by Riley Surveying, P. A. dated June 25, 2021, and entitled "MINOR SUBDIVISION PROPERTY OF TRUE WAY HOLINESS CHURCH, INC." and recorded in Plat Book 205, Page 112 of the Durham County Registry, to which plat reference is hereby made for a more particular description of the property conveyed.

Tract Two:

BEING all of Lot 2, containing 2.763 acres, more or less, according to the plat of survey by Riley Surveying, P. A. dated June 25, 2021, and entitled "MINOR SUBDIVISION PROPERTY OF TRUE WAY HOLINESS CHURCH, INC." and recorded in Plat Book 205, Page 112 of the Durham County Registry, to which plat reference is hereby made for a more particular description of the property conveyed.

Property Address: 740 Junction Road, Durham, NC 27703