

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
**2022 Feb 17 08:59 AM**  
**Book: 9617 Page: 707**  
NC Rev Stamp: \$ 1410.00 Fee: \$ 26.00  
Instrument Number: 2022006959  
DEED

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$1,410.00

Parcel Identifier No. 110185 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Joseph P. Kesler/Hervey & Hervey, PA

Brief description for the Index: 807 N Mangum Street, Durham County Registry

THIS DEED made this 15 day of February 2022, by and between

GRANTOR	GRANTEE
<p><b>Deward V. Pepper, Jr, and Alicia DeMartino Pepper, husband and wife, and Rebecca Caroline Pepper Silvoy and Christopher Michael Silvoy, wife and husband</b></p> <p>101 Regiment Way Durham, NC 27705</p>	<p><b>LMJC Investments, LLC,</b> a North Carolina limited liability company</p> <p>7165 Talton Ridge Drive Cary, NC 27519</p>

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 lots or parcels of land situated in Durham County, North Carolina and more particularly described as follows:

**SEE EXHIBIT A**

The property described above was acquired by Grantor through the Will of Rebecca Joan P. Pepper. (See Durham File 14-E-79)

The property herein conveyed does not include the primary residence of a Grantor.

Submitted electronically by Hervey & Hervey, 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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

- 1) Ad Valorem taxes for the current year and subsequent years.
- 2) All easements, covenants, and restrictions of record.
- 3) Zoning regulations and ordinances.

(Signatures are on the following page)

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

Deward V. Pepper, Jr.  
Deward V. Pepper, Jr.

Alicia DeMartino Pepper  
Alicia DeMartino Pepper

Rebecca Caroline Pepper Silvoy  
Rebecca Caroline Pepper Silvoy

Christopher Michael Silvoy  
Christopher Michael Silvoy

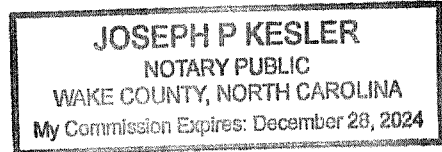
State of North Carolina  
County of Wake

I certify that the following person personally appeared before me this day, acknowledging to me that he or she signed the forgoing instruments for the purposes therein expressed: **Deward V. Pepper, Jr. and Alicia DeMartino Pepper**

Witness my hand and Notarial stamp or seal this 18 day of February, 2022.

[Signature]  
Notary Public

(Affix Seal)



Joseph P. Kesler  
Notary's Printed or Typed Name

My Commission Expires: 12-28-2024

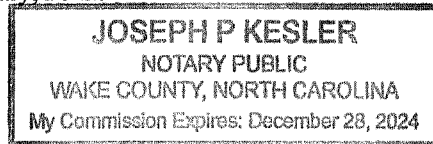
State of North Carolina  
County of Wake

I certify that the following person personally appeared before me this day, acknowledging to me that he or she signed the forgoing instruments for the purposes therein expressed: **Rebecca Caroline Pepper Silvoy and Christopher Michael Silvoy**

Witness my hand and Notarial stamp or seal this 14 day of February, 2022.

[Signature]  
Notary Public

(Affix Seal)



Joseph P. Kesler  
Notary's Printed or Typed Name

My Commission Expires: 12-28-2024

Exhibit A – Legal Description

**BEGINNING** at a stake in the western side of Glendale Avenue said stake being North 5° 20' East 44.46 feet from the northern side of the back of the curb on Corporation Street; thence South 86° 06' East 196.7 feet to a point in the western side of North Mangum Street; thence along and with the western side of North Mangum Street North 19° 27' East 58.7 feet to a stake, the southeast corner of Lot 4; thence North 85° 30' West along the southern line of Lot 4 140 feet to a stake in the south side of Lot 6; thence along and with the southern side of Lot 6 South 19° 27' West 10.2 feet to a stake; thence North 86° 52' West 68.8 feet to a stake in the southern side of Glendale Avenue; thence along and with the southern side of Glendale Avenue South 5° 20' West 46.5 feet to the point and place of **BEGINNING** and being Lots 3, 7 and southern part of Lot 6 of the **NORFOLK AND WESTERN RAILROAD - MANGUM STREET PROPERTY** as per plat and survey thereof now on file in the office of the Register of Deeds of Durham County in Plat Book 3, at page 19, to which reference is hereby made for a more particular description of same.