

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2018 Aug 21 04:44 PM NC Rev Stamp: \$ 1020.00
Book: 8493 Page: 131 Fee: \$ 26.00
Instrument Number: 2018029565
DEED

**NORTH CAROLINA
SPECIAL WARRANTY DEED**

Excise Tax: \$1,020.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 110154

Mail after recording to: Grantee

This instrument was prepared by: Richard F. Prentis, Jr., Attorney, without benefit of title examination

THIS DEED made this 2nd day of August, 2018 by and between

GRANTOR

2 Bro Corp, Inc., a North Carolina corporation

Mailing Address: 1006 W. Markham Avenue, Durham, North Carolina 27701

GRANTEE

LMJC Investments, LLC, a North Carolina limited liability company

Mailing Address: 7165 Talton Ridge Drive, Cary, North Carolina 27519
Property Address: 810 N. Mangum Street, Durham, North Carolina 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

Submitted electronically by Weatherspoon & Voltz LLP in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

Grantee in fee simple, all that certain lot or parcel of land situated in Durham County, North Carolina, and more particularly described as follows:

BEING those tracts and parcels of land described on Exhibit A attached hereto.

THE ABOVE DESCRIBED PROPERTY DOES NOT INCLUDE THE PRIMARY RESIDENCE OF THE GRANTOR.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7790, Page 7.

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 that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is hereby conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of ways and easements properly of record, if any and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

2 Bro Corp, Inc.

By: Timothy Werrell (SEAL)
Timothy Werrell, President

STATE OF NORTH CAROLINA Durham COUNTY

I, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Timothy Werrell, President of 2 Bro Corp, Inc., Grantor(s). Witness my hand and official stamp or seal, this the 2nd day of August, 2018.

Deanna A. Dunham
Notary Public
My Commission Expires: 10/08/2021

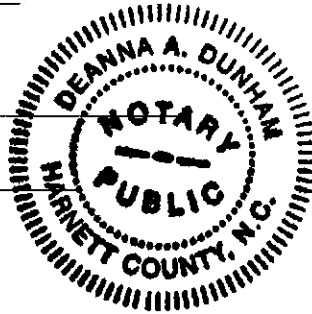


EXHIBIT A
Legal Description

Lying and being in the City of Durham, Durham County, North Carolina and BEGINNING on the east side of Mangum Street 7½ feet East from the curb line of Mangum Street at an iron stake 656.6 feet South 19 degrees 30 minutes West from the south curb line of Geer Street and the southeastern intersection of Mission Alley; thence with the southern line of said alley South 83 degrees 41 minutes East 108.8 feet to a stake, the northwest corner of property owned by J.M. Flintom; thence with the western line of Flintom South 19 degrees 30 minutes West 50 feet to an iron stake in the line of E.L. Singleton; thence with the northern line of Singleton North 83 degrees 41 minutes West 108.8 feet to an iron stake 7½ feet East from the curb line of East Mangum Street; thence with Mangum Street North 19 degrees 30 minutes East 50 feet to the BEGINNING. **PIN # 0831-05-19-0577**