

Register of Deeds
Sharon A. Davis
Durham County, NC
11/29/2022 11:04:07AM
BT: OPR B: 9826 P: 083 Pages: 3
DEED - DEED
Fee: \$4,426.00 Excise Tax: \$4400.00
INSTRUMENT #2022045008
Sharon Marsh

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$4,400.00**
Parcel Identifier No. **0831-14-05-4302**
Verified by _____ County on the ____ day of _____, 20__ By: _____
Mail/Box to: _____
This instrument was prepared by: City of Oaks Law
Brief description for the Index: **810 Ramseur St. Durham, NC**

THIS DEED made this 23 day of November, 2022, by and between

GRANTOR	GRANTEE
<p>Downey Investments, L.L.C.</p> <p>a <u>North Carolina</u> limited liability company</p> <p>Mailing Address:</p> <p>1305 1/2 Shackleford St., Morehead City, NC 28557</p>	<p>810 Ramseur, LLC</p> <p>Mailing Address:</p> <p>Property Address:</p> <p>810 Ramseur St., Durham, NC 27707</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 lot, parcel of land or condominium unit situated in the City of _____, _____ Township, Durham County, North Carolina and more particularly described as follows:

See Attached "EXHIBIT A - Legal Description"

Property Address: 810 Ramseur St., Durham, NC 27707

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4106 Page 767. All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of a Grantor. A map showing the above described property is recorded in Map Book 17 Page 166.

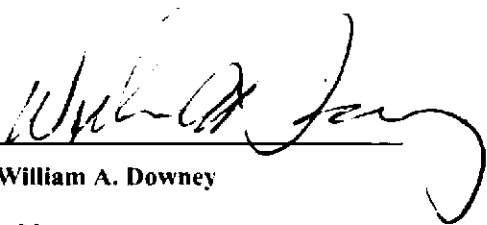
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:

Ad valorem taxes for the current year; utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the property

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

Downey Investments, L.L.C.

By: 
William A. Downey
Title: Manager

STATE OF NORTH CAROLINA

COUNTY OF Carteret

I, a Notary Public of the County and State aforesaid, certify that William A. Downey Manager of Downey Investments, L.L.C. personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed as the act and deed of Grantor.

Witness my hand and Notarial stamp or seal this 23 day of November, 2022


Notary's Official Signature

Margot L. Dunning
Notary Public
Carteret County
North Carolina
My Commission Expires 11/04/2026

Margot L Dunning
Notary's Printed/Typed Name, Notary Public

My Commission Expires: 11-04-2026

EXHIBIT A – Legal Description

BEGINNING at a stake in the property line on the west side of Ramseur Street at the northeast corner of Seaboard Airlines Railroad Property, and running thence along and with the Seaboard Airlines Railroad Property line South $67^{\circ} 33' 52''$ West 267.41 feet to a stake; thence North $26^{\circ} 58' 35''$ West 95.27 feet to a stake; thence North $67^{\circ} 59' 05''$ East 272.63 feet to a stake located in the property line on the west side of said Ramseur Street; thence with said property line South $23^{\circ} 52' 24''$ East 93.00 feet to a stake, the place and point of BEGINNING, and being Tract No. 1, noted as 810 Ramseur Street, all as shown on survey of Property of J & D Properties by Larry W. Poole & Associates, P.A., dated June 6, 1991, to which plat reference is hereby made for a more particular description of same. The property is also that identical property described in deed dated November, 1945 from H. E. West and wife to Durham Transfer and & Storage Company in Deed Book 164 at Page 400, Durham County Registry. Reference may also be made to plat dated May 1946 by Hunter, Jones, C. E., recorded in Durham County Registry in Plat Book 17 at Page 166 for a further description.