

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
**2019 Oct 25 10:42 AM**  
**Book: 8784 Page: 461**  
NC Rev Stamp: \$ 3200.00 Fee: \$ 26.00  
Instrument Number: 2019039281  
DEED

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax \$3,200.00 | Recording Time, Book and Page

Parcel ID: 110189 and 110180 | Parcel Identifier Number

Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20  
by

Mail after recording to: Kennon Craver, PLLC  
P.O. Box 51579, Durham NC 27717

This instrument was prepared by: Ian M. Byrne, Esq.  
10130 Perimeter Parkway, Suite 200, Charlotte NC 28216

823 N. Mangum St. and 812 Glendale Ave, Durham, NC

THIS DEED made this 24 day of October, 2019 by and between:

GRANTOR	GRANTEE
FJS LIMITED PARTNERSHIP P.O. Box 6171 Raleigh, NC 27628	823 GLENDALE, LLC 2814 Chapel Hill Rd. Durham, NC 27707

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

**SEE ATTACHED EXHIBIT A.**

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 2376, Page 740 in the Durham County Public Registry. See also Deed of Correction recorded in Book 2426, Page 11, and Quitclaim Deed recorded in Book 5018, Page 535, all of the Durham County Registry.

This property does not constitute the primary residence of Grantor.

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 except for the exceptions hereinafter stated.