

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2018 May 21 08:49:55 AM
BK:8427 PG:541-543

DEED
FEE: \$26.00
INSTRUMENT # 2018016880
EXCISE TAX: \$3,630.00



Excise Tax: \$3,630.00 Recording Time, Book and Page
Tax Lot No. Parcel Identifier No. 117839

Mail after recording to: Grantee

This instrument was prepared by: David T. Pryzwansky, The Pryzwansky Law Firm, P.A.
(without title examination)

Brief description for the Index: 900 Bacon Street, Durham

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 3 day of May, 2018, by and between

GRANTOR	GRANTEE
<p>Trico Capital, LLC, a North Carolina limited liability company</p> <p>4004 Barrett Drive, Suite 106 Raleigh, NC 27612</p>	<p>Bacon 900, LLC, an North Carolina limited liability company</p> <p>4803 Marena Place 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 or parcel of land situated in Durham, Durham County, North Carolina and more particularly described as follows:

BEING all of that tract designated as "Combined Parcel Area, 69584.6 Sq Ft., 1.60 acres" on the Combination Plat for Stronach Properties, Inc., dated April 17, 2017, prepared by MSP & Associates, Land Surveyors, Inc. and recorded in Plat Book 197, page 306, Durham County Registry.

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

The Property was acquired by Grantor by deed recorded in Book 8185, page 399 and Book 8185, page 403, both Durham County Registry.

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, except for the exceptions hereinafter stated.

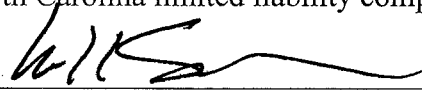
Title to the property hereinabove described is subject to the following exceptions:

This property is conveyed subject to restrictions and easements of record affecting said property and to 2018 ad valorem taxes and taxes for subsequent years.

[signature on following page]

IN WITNESS WHEREOF, Grantor has hereto set its hand the day and year first above written.

Trico Capital, LLC,
a North Carolina limited liability company

By: 
William A. Stronach, Managing Member

STATE OF NORTH CAROLINA :
COUNTY OF WAKE :

I, a Notary Public, certify that William A. Stronach, Managing Member of Trico Capital, LLC, a North Carolina limited liability company personally came before me this day and acknowledged the execution of the foregoing instrument on behalf of the company.

Witness my hand and official seal, this the 3 day of May, 2018.


Notary Public

My Commission expires: May 18, 2019
AFFIX SEAL

