

REGISTER OF DEEDS  
 Sharon A. Davis  
 Durham County, NC  
 2022 Apr 18 04:03:26 PM  
 BK:9671 PG:316-319  
 DEED  
 FEE: \$26.00  
 INSTRUMENT # 2022016250  
 EXCISE TAX: \$7,700.00  
 SMMARSH



Excise Tax: \$7,700.00 Recording Time, Book and Page

Parcel ID: out of 125286 PIN: out of 0812-19-51-1304

Return after recording to: Grantee

This instrument was prepared by: Douglas J. Short of Manning, Fulton & Skinner, P.A.  
*(WITHOUT THE BENEFIT OF TITLE EXAMINATION)*

Brief description for the Index: New Lot 2, PB 206-115

**NORTH CAROLINA SPECIAL WARRANTY DEED**

THIS DEED is made as of the 18<sup>th</sup> day of April, 2022, by and between

GRANTOR	GRANTEE
<p><b>Erwin Terrace, LLC</b>, a North Carolina limited liability company (successor by conversion to Erwin Terrace Limited Partnership which was f/k/a Poplar Apartments Limited Partnership)</p> <p>2812 Erwin Road, Suite 205                      Durham, NC 27705-4594</p>	<p><b>ET Resi Owner LLC</b>, a Delaware limited liability company</p> <p>2020 Progress Court, Suite 130B                      Raleigh, NC 27608</p>

The property conveyed by this instrument **does not** include the primary residence of the Grantor.

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 valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged has given, granted, bargained, sold, and conveyed, and by these presents does hereby give, grant, bargain, sell, and convey unto Grantee in fee simple, all those certain lot or parcel of land situated in Durham County, North Carolina, and more particularly described as follows (the "Property"):

**See Exhibit A attached hereto and incorporated herein by reference.**

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And 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: (i) ad valorem taxes for the year 2022 and subsequent years and pending assessments not yet due or payable; (ii) existing zoning and land use requirements affecting the Property; (iii) enforceable easements, restrictions, covenants, and rights of way of record; and (iv) matters which would be revealed by a current and accurate survey of the Property.

[signature and notary acknowledgment follows]

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

GRANTOR:

ERWIN TERRACE, LLC,  
a North Carolina limited liability company

By: Robinson O. Everett  
Robinson O. Everett, Jr., Manager

STATE OF NORTH CAROLINA

COUNTY OF WAKE

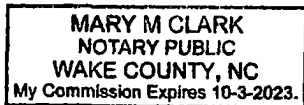
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Robinson O. Everett, Jr.

Date: April 6, 2022

Notary Public: Mary M. Clark

Printed Name: Mary M. Clark

My Commission Expires: October 3, 2023



(NOTARY SEAL)

**EXHIBIT A**

Legal Description of Property

Being all that certain tract or parcel of land lying and being situate in Durham County, North Carolina, and being more particularly described as:

BEING all of New Lot 2, containing approximately 1.1891 acres, as shown on that plat entitled "Major Final Subdivision Plat 806, 902 & 904 Lambeth Circle" prepared by CJT PA Engineering-Land Surveying-Landscape Architecture, and recorded in Plat Book 206, Page 115, Durham County Registry, which plat is referenced for a more particular description.