

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2021 Oct 27 12:39 PM
Book: 9509 Page: 552
NC Rev Stamp: \$ 2250.00 Fee: \$ 26.00
Instrument Number: 2021054954
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$2250.00

Parcel Identifier No: 11262 and 004586

Prepared By: Lance A. Wootton

Return to : Grantee

The property transferred herein includes does not include the primary residence of the grantor.

THIS DEED made this 26 day of October , 2021, by and between:

GRANTOR	GRANTEE
Di Bona Real Estate, LLC 2305 Stroller Ave., Durham, NC 27705	910-912 Calvin Street, LLC Mailing address: 1111 N. Mangum Street, Durham, NC 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 Grantee in fee simple, all that certain lot or parcel of land situated in the State of North Carolina, and more particularly described as follows:

BEING all of Lots 2 and 3, as per plat and survey entitled Exempt Plat Recombination Survey for Canu C. Di Bona, Recombination of S. M. Gattis Property Subdivision lots 2 through 8, recorded in Plat Book 199, Page 237, Durham County Registry.

Also Known as:

BEING all of Lots 2-8, inclusive, as shown on the plat entitled "S.M. Gattis Property", recorded in Plat Book 17, Page 137, Durham County Registry. Parcel ID: 224586 and 111262

The Property hereinabove described was acquired by Grantor by instrument recorded in Book 8843 at Page 44. A map showing the above described property is recorded in Plat Book 199, Page 237.

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

Easements and restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

IN TESTIMONY WHEREOF, the said Grantors have hereunto set their hands and seal, the day and year first above written.

Di Bona Real Estate, LLC _____ (SEAL)
By: Canu C. Di Bona _____ (SEAL)
NAME: Canu C. Di Bona
Title: Member/Manager

_____ (SEAL)
By: _____ (SEAL)
Name:
Title:

State of NC / County of Durham

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Canu C. Di Bona. Witness my hand and official stamp or seal this 26 day of October, 2021.

My Commission Expires: 4-21-22
(SEAL - STAMP)

[Signature]
Notary Public

