

Register of Deeds

Sharon A. Davis
Durham County, NC

05/26/2022 12:22:13 PM

BT: OPR B: 9704 P: 873 Pages: 2

DEED - DEED

Fee: \$3766.00 Excise Tax: \$3740.00
INSTRUMENT #2022021992

smarsh



NORTH CAROLINA GENERAL WARRANTY DEED

Prepared by Gary Berman, Atty.

Return to Grantee

Excise tax: \$3,740.00

Grantor's mailing address: 13681 Cheswick Boulevard, Carmel, IN 46032

Grantee's mailing address: 1006 Lamond Avenue, #D, Durham, NC 27701

Tax parcel number: 102039

The property conveyed by this deed does not include the Grantor's primary residence.

THIS DEED, dated May 23, 2022, is from 917 Dacian, LLC, a North Carolina limited liability company, herein called the Grantor, to Park Fitz LLC, a North Carolina limited liability company, herein called the Grantee.

The designations "Grantor" and "Grantee" as used herein shall include said parties and their successors and assigns.

The Grantor, for valuable consideration, hereby grants, bargains, sells, and conveys to the Grantee, in fee simple, all of the following-described land lying in Durham County, North Carolina, and more particularly described as follows:

LYING on the south side of Dacian Avenue and BEING all of Lots 5 and 6 in Block 18 of the B. L. Duke North Durham Property, as per plat thereof recorded in Plat Book 5A, page 102, Durham County Registry. (Plat Book 5A is also known as Plat Book 5.)

(The address of this property is 917 Dacian Avenue, Durham, NC 27701. Deeds of this property are on file in Real Estate Book 8457, pages 327 and 331, Durham County Registry.)

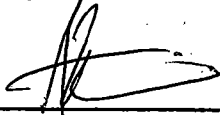
TO HAVE AND TO HOLD the aforesaid land and all privileges, improvements, and appurtenances thereto in fee simple.

AND the Grantor hereby covenants with the Grantee that the Grantor is legally seized of said real estate in fee simple; that the Grantor has good and lawful authority to sell and convey said real estate; that the Grantor hereby fully warrants the title to said real estate, and will defend the same against the lawful claims of all; and that said real estate is free of all encumbrances, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to all recorded exceptions.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed.

917 DACIAN, LLC

by:



(SEAL)

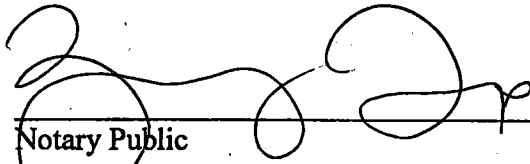
Signature of Managing Member

Amir Zakaria

Printed Name

State of CALIFORNIA, County of ALAMEDA

I, BRITTANY DIEP, a notary public of the aforesaid state and county, certify that AMIR ZAKARIA personally came before me this day and acknowledged that he or she is the managing member of 917 Dacian, LLC, a North Carolina limited liability company, and that by authority duly given and as an act of said limited liability company, he or she signed the foregoing instrument in its name and on its behalf as its act and deed. Witness my hand and notarial stamp or seal, this 23rd day of May 2022.



Notary Public

My commission expires: August 17, 2025

