

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax Stamps: \$1,005.00

Mail after recording to Grantee

This instrument prepared by Joseph J Ferrara (without benefit of title exam)

Brief description for the index Lots I & 2 -known as Lot A 6.67 acres, more or less

THIS DEED made this the 26th day of June, in the year 2020, by and between

Grantor	Grantee
Franmar Properties of North Carolina LLC 111 Paterson Avenue Hoboken, New Jersey 07030	MBK-Ellis, LLC, a North Carolina Limited Liability Company 917 Ellis Road Durham, NC 27703

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

DESCRIPTION SEE EXHIBIT "A" ATTACHED

Said Property is also known as 923 Ellis Road, Durham, North Carolina, 27703, and tax parcel number #156794 Being the same property conveyed to the Grantor named herein by the Deed of Lonnie L. Lorbacher, by Deed instrument #2018026965, dated August 1, 2018, and recorded in Deed Book 8480, at page 245, in the Office of the Register of Deeds, Durham, North Carolina, on August 1, 2018 as Instrument Number 2018026965.

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.