

Register of Deeds

Sharon A. Davis
Durham County, NC

05/25/2022 10:10:35AM

BT: OPR B: 9703 P: 057 Pages: 3

DEED - DEED

Fee: \$3,826.00 Excise Tax: \$3800.00

INSTRUMENT #2022021642

April Carrington

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$3,800.00

Parcel Identifier No. 125349 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Justin Taylor, Attorney at Law, PLLC, 4820 Six Forks Road, Suite 200, Raleigh, NC 27609

This instrument was prepared by: Justin Taylor, Attorney at Law, PLLC

Brief description for the Index: 936 MORREENE ROAD

THIS DEED made this 23rd day of May, 2022, by and between

GRANTOR	GRANTEE
NATHAN D. DAVIS, and spouse LINDA S. DAVIS 936 Morreene Road Durham, NC 27705	PRESTIGE PROPERTY HOLDINGS LLC 500 Cardinal Drive Raleigh, NC 27604

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of DURHAM, Township, DURHAM County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1499 page 537.
All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 87 page 9.

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, other than the following exceptions:

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

(Entity Name) X Nathan D. Davis (SEAL)
Print/Type Name: NATHAN D. DAVIS

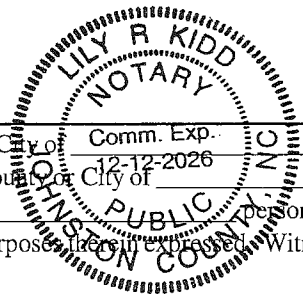
By: _____
Print/Type Name & Title: _____ Linda S. Davis (SEAL)
Print/Type Name: LINDA S. DAVIS

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

State of North Carolina - County or City of DURHAM Johnston
I, the undersigned Notary Public of the County or City of DURHAM Johnston and State aforesaid, certify that
NATHAN D. DAVIS and wife, LINDA S. DAVIS personally appeared before me this day and acknowledged the
due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 23rd day of
May, 2022.

My Commission Expires: 12-12-26
(Affix Seal) Lily R. Kidd Notary Public
Notary's Printed or Typed Name: Lily R. Kidd



State of _____ - County or City of _____ Comm. Exp. 12-12-2026
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that
_____ personally appeared before me this day and acknowledged the
due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of
_____, 20____.

My Commission Expires: _____ Notary Public
(Affix Seal) Notary's Printed or Typed Name _____

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that
_____ personally came before me this day and acknowledged that
_____ he is the _____ of _____, a North Carolina or
_____ corporation/limited liability company/general partnership/limited partnership (strike through the
inapplicable), and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its
behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
(Affix Seal) Notary's Printed or Typed Name _____

Exhibit A

Beginning at a stake in the western right-of-way of Morreene Road at the southeast corner of Lot 3 of the H. E. Vickers property, Plat Book 17, at page 173 and as shown on the map hereinafter referred to, and running thence with the western right-of-way of Morreene Road South 7 deg 31 min 48 sec West 100 feet to a stake; thence along a northern right-of-way of a service road right-of-way (not open) North 84 deg 55 min 0 sec West 401.85 feet to a concrete monument; thence with the eastern right-of-way of U.S. Highway 15-501 North 19 deg 05 min 0 sec East 102.97 feet to a stake; thence with a southern boundary of Lot 3 as shown in Plat Book 17, at page 173, South 84 deg 55 min 00 sec. East 381.21 feet to a stake at the point and place of BEGINNING, and being a tract designated as 1 and 2 containing 39,117.35 square feet, more or less, or 9/10 of an acre, more or less as shown on a map entitled PROPERTY OF JAMES E. CABLE, by Jerry L. Hunt, Land Surveyor, dated January 2, 1975, and recorded in Plat Book 87, at page 9, Durham County Registry, to which reference is hereby made for a more particular description.