

REGISTER OF DEEDS
 Sharon A. Davis
 Durham County, NC
 2021 Dec 22 12:19:21 PM
 BK:9569 PG:624-627
 DEED
 FEE: \$26.00
 INSTRUMENT # 2021065181
 EXCISE TAX: \$6,000.00
 APRILJ



NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: **\$6,000.00**

Parcel Identifier No. 105315 Verified by _____ on the ____ day of December, 2021
 By: _____

Mail/Box to: Michael J. Ovsievsky, Morningstar Law Group, 421 Fayetteville Street, Suite 530, Raleigh, NC 27601

This instrument was prepared by: Charles L. Steel, IV, Manning Fulton & Skinner, PA, Diamond View II, 280 S. Mangum St., Suite 130, Durham, NC 27701

Brief description for the Index: 937 Washington Street

THIS DEED made this 22nd day of December, by and between

GRANTOR:	GRANTEE:
<p>Pine State Electric Supply Co., Inc., a North Carolina corporation <u>Address:</u> 937 Washington Street Durham, NC 27701</p>	<p>937 Washington Street Owner LLC, a North Carolina limited liability company <u>Address:</u> 404 Hunt Street Mailbox #20 Durham, NC 27701</p>

Enter in appropriate block for each party: name, 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 Grantor, for a valuable consideration paid by 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 Durham County, North Carolina and more particularly described on Exhibit A attached hereto and incorporated herein by

reference, together with Grantor's right, title and interest in any and all improvements thereon (the "Property").

The Property hereinabove described is that certain property acquired by Grantor by instrument recorded in Book 328, Page 4 of the Durham County, North Carolina Public Registry.

No portion of the Property herein conveyed includes the primary residence of Grantor.

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

And the 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, except for the exceptions hereinafter stated.

Title to the Property is subject to the following: (a) taxes and assessments for the year 2022 and subsequent years which are liens not yet due and payable, (b) matters that would be revealed by a current survey or inspection of the Property, and (c) any and all covenants, easements, rights of way, reservations, restrictions, and all other matters of record affecting the Property.

(Signature page to follow)

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing instrument as of the date first above written.

GRANTOR:

PINE STATE ELECTRIC SUPPLY CO., INC.,
a North Carolina corporation

By: Amy H. McClintock
Name: Amy H. McClintock
Title: President

STATE OF NORTH CAROLINA

COUNTY OF DURHAM

I certify that the following person personally appeared before me this day, acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Amy H. McClintock as President of Pine State Electric Supply Co., Inc.

Date: December 21st, 2021.

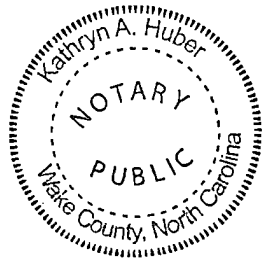
[Handwritten Signature]

Official Signature of Notary

Kathryn A. Huber

Notary's printed or typed name, Notary Public

My commission expires: MAY 13, 2024



(Official Seal)

EXHIBIT A

To

North Carolina Special Warranty Deed

Between

Pine State Electric Supply Co., Inc., as Grantor,

And

937 Washington Street Owner LLC, as Grantee

Legal Description

BEGINNING at a stake on the west side of Washington Street North 28 degrees 50 minutes East 60 feet from the north side of Dacian Avenue, at the northeast corner of Lot 4 on the plat hereinafter referred to, and running thence North 28 degrees 50 minutes East 224 feet to a stake in the southeastern right of way line of the Norfolk and Western Railway; thence along the southeastern margin of said right of way along an arc in a southwesterly direction a distance of 497.5 feet, more or less, to a stake in the northern line of Dacian Avenue; thence with the north side of Dacian Avenue South 87 degrees 18 minutes East 145.2 feet to a stake on the southwest corner of Lot 4; thence with the west line of said lot North 28 degrees 50 minutes East 60 feet to a stake, the southwest corner of Lot 3; thence with the line of said lot South 87 degrees 18 minutes East 150 feet to a stake, the point of beginning, and being Lots 1, 2, 3, 5 and 6 of the Property of B. Bane, as per plat of E. H. Copley dated December, 1921, and recorded in Plat Book 4, page 128, Durham County Registry, to which plat reference is hereby made for a more particular description.