

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2021 Oct 22 11:08 AM
Book: 9503 Page: 990
NC Rev Stamp: \$ 1300.00 Fee: \$ 26.00
Instrument Number: 2021054047
DEED

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$1300.00

Parcel Identifier No: 105347

Mail after recording to: GRANTEE

This instrument prepared by Dale L. Thomas Jr., a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

THIS DEED made this 22nd day of OCTOBER, 2021 by and between

GRANTORS

Council Properties, LLC, a North Carolina limited liability company; and Kenneth A. Mauer and spouse, Brenda J. Mauer

Mailing Address: 6117 Holly Ridge Road, Rougemont, NC 27572

GRANTEE

West 4th, LLC, a North Carolina limited liability company

Property Address: 944 Washington Street, Durham, NC 27701

Mailing Address: 3622 Shannon Road, Suite 104, Durham, NC 27707

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 and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

Submitted electronically by Gray Newell Thomas, LLP in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 9078, Page 369, 377, 384, & Book 1148, Page 843, Durham County Registry.

A map showing the above described property is recorded in Plat Book 7, Page 206, Durham County Registry and referenced within this instrument.

All or a portion of the property herein conveyed does () / does not () include the primary residence of a Grantor.

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 Grantors covenant with the Grantee, that Grantors are 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 Grantors will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinbefore described is subject to the following exceptions:

1. **Ad Valorem taxes for the current year.**
2. **Utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the property.**

IN WITNESS WHEREOF, the Grantors have hereunto set their 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 affixed by authority of its Board of Directors, the day and year first above written.

Grantor:

Council Properties, LLC
a North Carolina limited liability company

By: Krystal Thompson

Name: Krystal Thompson

Title: Manager

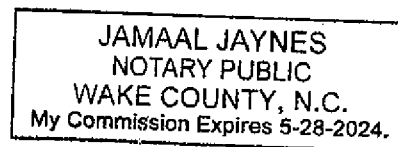
State of NC, Wake COUNTY.

I, Jamaal Jaynes A Notary Public of the County and State aforesaid, certify that Krystal Thompson, Manager of Council Properties, LLC 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 22nd day of October, 2021.

Notary Public Jamaal Jaynes

My Commission Expires: 5-28-2024

SEAL



Kenneth A. Mauer (SEAL)

Kenneth A. Mauer

Brenda J. Mauer (SEAL)

Brenda J. Mauer

STATE OF NC

COUNTY OF Wake

I, Jamaal Jaynes, a Notary Public of Wake County, do hereby certify that **Kenneth A. Mauer and Brenda J. Mauer** this day personally appeared before me and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and notarial seal on this 2nd day of October, 2021.

Jamaal Jaynes
NOTARY PUBLIC

My commission expires: 5-28-2024

SEAL

JAMAAL JAYNES
NOTARY PUBLIC
WAKE COUNTY, N.C.
My Commission Expires 5-28-2024.

EXHIBIT "A"

BEGINNING at a point in the property line on the east side of Washington Street, which point is North 29 deg. 24' East 182.24 feet from the point of intersection of the property line on the south side of Dacian Avenue, if extended, with the property line on the east side of Washington Street, if extended, said point and place of beginning also being on the north side of a 15-foot alley; and thence from said point and place of beginning along and with the property line on the east side of Washington Street North 29 deg. 24' East 117.8 feet to the property line on the south side of Norfolk Western Railway right-of-way; thence along and with said right-of-way North 89 deg. 05' East 196.0 feet to a stake; thence South 0 deg 40' West 133.5 feet to a stake located in the property line on the North side of a 15 foot alley; thence along and with said alley North 87 deg. 0' West 250.3 feet to the point and place of BEGINNING, and being all of Lots 1 and 2 as shown on the plat of the Christian & Strayhorn Property by S.M.Credle, C.E., dated February 1927, recorded in Durham County Registry in Plat Book 7, at page 206.