

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2018 Dec 20 02:31 PM NC Rev Stamp: \$ 380.00
Book: 8567 Page: 343 Fee: \$ 26.00
Instrument Number: 2018043706
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **380.00**

Tax Parcel ID No. 111833 Verified by _____ County _____
on the ____ day of _____, 20 ____ By: _____

Mail/Box to Grantee: 945 E. Main Street, Durham, NC 27701

This instrument was prepared by P. Ryan Lockamy, Attorney _____

Brief description for the Index: PROP-VLBP REALTY LLC

The deed made the latest day set forth in the notary acknowledgment below, by and between

GRANTOR: OCEANBOUND CONSULTING, LLC, A North Carolina Limited Liability Company
whose mailing address is 8 Edgestone Place, Chapel Hill, NC 27517

GRANTEE: JOHN WARASILA, A MARRIED MAN
whose mailing address is 945 E. Main Street, Durham, NC 27701

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the City of Durham, County of Durham, State of North Carolina, more particularly described as follows:

BEING known as designated as #945 East Main Street as shown on plat of the property of N.W. Ball, et als., duly filed in the Office of the Register of Deed of Durham County in Plat Book 10, Page 169, to which reference is hereby made, together and with the right to the use of the building walls on either side of said property jointly and in common with the abutting property owners.

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 6558, Page 578, and being reflected on plat(s) recorded in Map/Plat Book 10, page/slide 169.

All or a portion of the property herein conveyed ___ includes or x does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend

the title against the lawful claims of all persons or entities whomsoever.

This conveyance is made subject to the following Exceptions and Reservations:

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

OCEANBOUND CONSULTING, LLC

By: _____
CHRISTOPHER C. ZOUBEK, Managing Member

State of NC
County of DURHAM

I, the undersigned Notary Public of the County and State aforesaid, certify that CHRISTOPHER C. ZOUBEK personally came before me this day and acknowledged that he is the Managing Member of OCEANBOUND CONSULTING, LLC and that by authority duly given and as the act of such entity, he or she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 20th day of December, 2018

Notary Public
My Commission Expires: 5-19-20

(Official/Notarial Seal)

P. RYAN LOCKAMY
Notary Public, North Carolina
Durham County
My Commission Expires
May 19, 2020

P. RYAN LOCKAMY
Notary Public, North Carolina
Durham County
My Commission Expires
May 19, 2020