

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2020 Feb 07 01:49 PM
Book: 8866 Page: 366
NC Rev Stamp: \$ 762.00 Fee: \$ 26.00
Instrument Number: 2020004952
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$762.00

Parcel Identifier No: 126010

Prepared By: Lance A. Wootton *LAW*

Return to : Grantee

The property transferred herein includes does not include the primary residence of the grantor.

THIS DEED made this 4 day of February , 2020, by and between:

GRANTOR	GRANTEE
Joe F. Berini Construction Co., Inc. PO Box 2821 Durham, NC 27715	Laurel Meadows Townhomes, LLC 1133 Cozy Oak Ave Cary, NC 27519

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 situated in the State of North Carolina, and more particularly described as follows:

See Exhibit A

The Property hereinabove described was acquired by Grantor by instrument recorded in Book 4761 at Page 955. A map showing the above described property is recorded in Plat Book _____, Page _____.

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Easements and restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his 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 hereunto affixed by authority of its Board of Directors, the day and year first above written.

IN TESTIMONY WHEREOF, the said Grantors have hereunto set their hands and seal, the day and year first above written.

Joe F. Berini Construction Co., Inc. _____ (SEAL)

By: [Signature] _____ (SEAL)

NAME: Joseph G. Berini

Title: Vice President

By: _____ (SEAL)

Name:

Title:

State of NC / County of Durham

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Joseph G. Berini. Witness my hand and official stamp or seal this 4 day of February, 2020.

My Commission Expires: 4-21-22
(SEAL - STAMP)

[Signature]
Notary Public

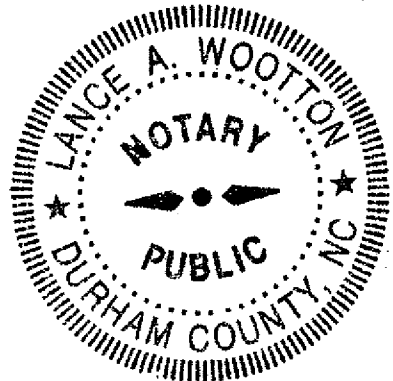


Exhibit A –

All of Lot No. 3, containing 12.0742 Acres, more or less, as shown on FINAL PLAT OF ALFRED J. FALZONE, DATED May 18, 1999, CITY-OUT TOWNSHIP, DURHAM COUNTY, NORTH CAROLINA, by Robert W. Young, Professional Land Surveyor, as per plat and survey recorded in Plat book 144, at Page 85, Durham County Registry, to which plat and survey reference is hereby made for a more particular description of same.

ckg