

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded

2021 Nov 10 12:46 PM

Book: 9524 Page: 641

NC Rev Stamp: \$ 1132.00 Fee: \$ 26.00

Instrument Number: 2021057628
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,132.00

Parcel Identifier No. 109807 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Jackson Law, P.C., 7920 Acc Blvd, Suite 120A, Raleigh, NC 27617

This instrument was prepared by: Jackson Law, P.C., 7920 Acc Blvd, Suite 120A, Raleigh, NC 27617

Brief description for the Index: Lot 3, J. Harold Colclough & Associates Property



THIS DEED made this 2nd day of November, 2021, by and between

GRANTOR

Dayanos Gunter Multifamily, LLC a North Carolina Limited
Liability Company
321 E. Chapel Hill Street
Durham, NC 27701

GRANTEE

Amit Pratap Singh and wife, Shikha Chauhan
1709 Rosetta Dr
Durham, NC 27701

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:

Being all of Lot 3 as per plat entitled "Property of J. Harold Colclough & Assoc, Inc.," which plat is on file in Plat Book 100, Page 32, Durham County Registry.

Property Address: 1709 Rosetta Drive, Durham, NC 27701

PARCEL ID: 109807

The property hereinabove described was acquired by Grantor by instrument recorded in Book 8821 page 594.

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

A map showing the above described property is recorded in Plat Book 100 page 32.

Submitted electronically by "Jackson Law, P.C."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

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: Easements and restrictions of record that do not materially affect the value of the property. 2021 Ad Valorem taxes.

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

Dayanos Gunter Multifamily, LLC a North Carolina Limited Liability Company _____ (SEAL)
Print/Type Name: _____
(Entity Name)

By: [Signature] _____ (SEAL)
Jonathan Dayan, Managing Member
Print/Type Name: _____

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

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

State of North Carolina – County of Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that Jonathan Dayan, personally appeared before me this day and acknowledged that he is the Managing Member of Dayanos Gunter Multifamily, LLC a North Carolina Limited Liability Company, 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 2nd day of November, 2021.

My Commission Expires: 10/20/2024

[Signature]
Notary Public



The foregoing Certificate(s) of _____
is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

_____ Register of Deeds for _____ County
By: _____ Deputy/Assistant –Register of Deeds