

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2021 Aug 18 03:41 PM
Book: 9432 Page: 977
NC Rev Stamp: \$ 5200.00 Fee: \$ 26.00
Instrument Number: 2021041988
DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Stamps: \$5,200.00

Real Estate ID #: 177609

The property herein conveyed is not Grantor's primary residence. (NCGS 105-317.2)

After recording: MAIL TO GRANTEE

This instrument was prepared by: Moore & Alphin, PLLC [21-BULLCITY-COM]

Brief description for the Index: Lots 329, 330 & 331, Trinity Creek, Phase 2B

THIS DEED is made as of the date set forth in the notary acknowledgment hereon, by and between:

GRANTOR	GRANTEE
<p align="center">JOVEN GROUP SEVEN a North Carolina Partnership</p> <p align="center"><u>Grantor's Address</u> PO Box 1599 Apex, NC 27502</p>	<p align="center">BULL CITY NORTH, LLC a North Carolina limited liability company</p> <p align="center"><u>Grantor's Address</u> 4004 Barrett Drive, Suite 202 Holly Springs, NC 27540</p>

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 Durham Township, Durham County, North Carolina and more particularly described as shown on the attached **Exhibit A**.

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 said real property in fee simple, has the right to convey the same in fee simple, that title is marketable and free of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor, other than the following exceptions:

- 1) The lien of *ad valorem* real property taxes not yet due and payable.
- 2) Easements of record affecting the property.
- 3) Restrictive covenants of record affecting the property.

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name by its duly authorized President, as of the day and year first above written.

JOVEN GROUP SEVEN, A NORTH CAROLINA PARTNERSHIP

By: Leonard B. Shaffer
Leonard B. Shaffer, Managing Member

By: _____
Andrew P. Collins, D.M.D., P.A., Member

By: John A. Klein
John A. Klein, Member

By: _____
Robin Shaffer Rooks f/k/a Robin E. Shaffer, Member

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 said real property in fee simple, has the right to convey the same in fee simple, that title is marketable and free of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor, other than the following exceptions:

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JOVEN GROUP SEVEN, A NORTH CAROLINA PARTNERSHIP

By: _____
Leonard B. Shaffer, Managing Member

By: Andrew P. Collins
Andrew P. Collins, D.M.D., P.A., Member

By: _____
John A. Klein, Member

By: _____
Robin Shaffer Rooks f/k/a Robin E. Shaffer, Member

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JOVEN GROUP SEVEN, A NORTH CAROLINA PARTNERSHIP

By: _____
Leonard B. Shaffer, Managing Member

By: _____
Andrew P. Collins, D.M.D., P.A., Member

By: _____
John A. Klein, Member

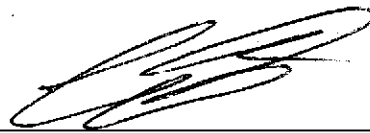
By: *Robin Shaffer Rooks*
Robin Shaffer Rooks f/k/a Robin E. Shaffer, Member

State of NC - County of Wake :

I certify that the following person personally appeared before me this day and acknowledged to me that he signed the foregoing document for the purposes stated therein: **Leonard B. Shaffer, Managing Member**

Date: 8/17/2021

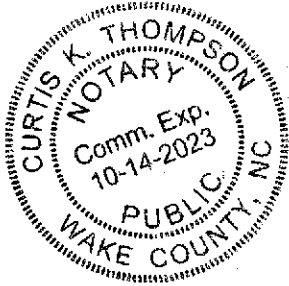
(Stamp or Seal)



Signature of Notary

Printed Name: Curtis K. Thompson

My commission expires: _____



State of _____ - County of _____ :

I certify that the following person personally appeared before me this day and acknowledged to me that he signed the foregoing document for the purposes stated therein: **Andrew P. Collins, D.M.D., P.A., Member**

Date: _____

(Stamp or Seal)

Signature of Notary

Printed Name: _____

My commission expires: _____

State of _____ - County of _____:

I certify that the following person personally appeared before me this day and acknowledged to me that he signed the foregoing document for the purposes stated therein: **Leonard B. Shaffer, Managing Member**

Date: _____

(Stamp or Seal)

Signature of Notary

Printed Name: _____

My commission expires: _____

State of North Carolina - County of Durham:

I certify that the following person personally appeared before me this day and acknowledged to me that he signed the foregoing document for the purposes stated therein: **Andrew P. Collins, D.M.D., P.A., Member**

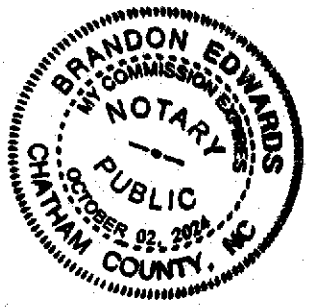
Date: 9/16/2021

(Stamp or Seal)

Brandon Edwards
Signature of Notary

Printed Name: Brandon Edwards

My commission expires: Oct. 02, 2024

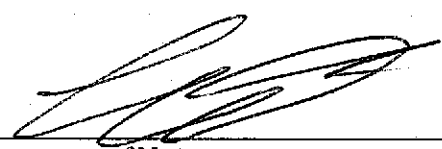


State of NC - County of Wake :

I certify that the following person personally appeared before me this day and acknowledged to me that he signed the foregoing document for the purposes stated therein: **John A. Klein, Member**

Date: 8/17/2021

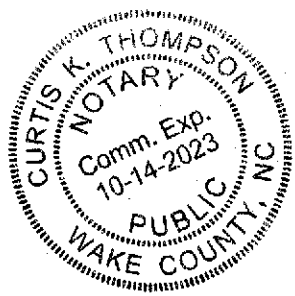
(Stamp or Seal)



Signature of Notary

Printed Name: Curtis K. Thompson

My commission expires: _____



State of _____ - County of _____ :

I certify that the following person personally appeared before me this day and acknowledged to me that he signed the foregoing document for the purposes stated therein: **Robin Shaffer Rooks f/k/a Robin E. Shaffer, Member**

Date: _____

(Stamp or Seal)

Signature of Notary

Printed Name: _____

My commission expires: _____

State of _____ - County of _____:

I certify that the following person personally appeared before me this day and acknowledged to me that he signed the foregoing document for the purposes stated therein: **John A. Klein, Member**

Date: _____

(Stamp or Seal)

Signature of Notary

Printed Name: _____

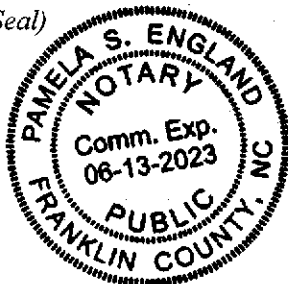
My commission expires: _____


State of NC - County of Wake:

I certify that the following person personally appeared before me this day and acknowledged to me that he signed the foregoing document for the purposes stated therein: **Robin Shaffer Rooks f/k/a Robin E. Shaffer, Member**

Date: 8-17-21

(Stamp or Seal)




Signature of Notary

Printed Name: _____

My commission expires: _____

EXHIBIT A

All of the parcel entitled "Remaining "Tract II" Joven Group Seven" containing 31.267 Acres, as shown on the map recorded in Plat Book 162, Page 231, Durham County Registry, to which map reference is hereby made for a more particular description.

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