

03/22/2023 11:25:12AM

BT: OPR B: 9883 P: 098 Pages: 2

DEED - DEED

Fee: \$926.00 Excise Tax: \$900.00

INSTRUMENT #2023055716

Tonya Redfearn

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$900.00

Parcel Identifier No. 173015 & 173012 Verified by _____ County on the _____ day of _____,

By: _____

Mail/Box to: Grantee

This instrument was prepared by: Gwynn, Edwards & Getter, PA

Brief description for the Index: Lots 21 & 24, Holston Meadows

THIS DEED made this 21 day of March, 2023 by and between

GRANTOR

Russell N. Barringer, Jr., unmarried

PO Box 2028
Durham, NC 27715

GRANTEE

GoldBear Investments LLC
A North Carolina Limited Liability Company

324 Mine Hill Rd.
Fairfield, CT 06824

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, and 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 City of Durham, _____ Township, Durham County,

North Carolina and more particularly described as follows:

BEING all of Lots 21 and 24 of Holston Meadows Subdivision, as per plat and survey thereof now on file in the Office of the Register of Deeds of Durham County in Plat Book 148 at Pages 79 and 81, and re-recorded in Plat Book 158, Pages 57 and 59, to which plat reference is hereby made of a more particular description of same.

PIN: 173015 & 173012

Known as: 1205 & 1206 Marne Ave, Durham, NC 27704

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5707 Page 315
All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 158 Page 57 & 59

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:

1. Ad valorem taxes for the current year and subsequent years.
2. Easements, restrictions and other matters of record affecting title to the subject property.
3. Restrictive Covenants recorded in Book 3172, Page 285, Durham Register of Deeds.

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

_____ (Entity Name) RNBarringer, Jr. (SEAL)
 Russell N. Barringer, Jr.

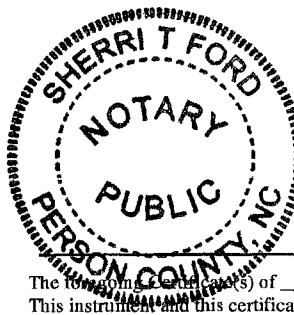
By: _____ (SEAL)
 Title: _____

By: _____ (SEAL)
 Title: _____

By: _____ (SEAL)
 Title: _____

SEAL - STAMP

State of NC - County of Person



I, the undersigned Notary Public of the County and State aforesaid, certify that Russell N. Barringer, Jr., unmarried 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 this 14th day of March, 2023.

My Commission Expires: 2/12/24

Sherrit Ford
 Notary Public

The foregoing instrument(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