

Register of Deeds

Sharon A. Davis
Durham County, NC

06/03/2022 01:18:39 PM

BT: OPR B: 9711 P: 432 Pages: 2

DEED - DEED

Fee: \$586.00 Excise Tax: \$560.00
INSTRUMENT #2022023144

tredfearn



NORTH CAROLINA GENERAL WARRANTY DEED

Prepared by Gary Berman, attorney

Return to Grantee

Excise tax: ~~\$600.00~~ 560.00

Parcel numbers: 106986, 106991, 106992, and 107004

Grantor's mailing address: 2911 Little River Drive, Hillsborough, NC 27278

Grantee's mailing address: 3225 McLeod Drive, Suite 100, Las Vegas, NV 89121

The property described in this deed does not include the Grantor's residence.

THIS DEED, dated May 31, 2022, is from Jeanna Carol Danque (formerly known as Jeanna C. Hicks) and husband, Brian Scott Danque, jointly herein called the Grantor, to 2146 Charles LLC, a North Carolina limited liability company, herein called the Grantee.

The designations "Grantor" and "Grantee" as used herein shall include said parties and their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.

The Grantor, for valuable consideration, hereby grants, bargains, sells, and conveys to the Grantee, in fee simple, all of the following-described land lying in Durham County, North Carolina, and more particularly described as follows:

BEING all of Townhouse Lots 5, 10, 11, and 55 of Phase 1 of Charles Square, as per plat recorded in Plat Book 108, page 110, Durham County Registry; together with an easement of ingress, egress, and regress over and across the common parking areas to public roads, said easement being for the use and benefit of the owners, lessees, invitees, and licensees of the properties herein described.

(These properties are located at 2146 Charles Street, Durham, NC 27707.
For a prior deed of these properties, see Real Estate Book 8555, page 190,
Durham County Registry.)


TO HAVE AND TO HOLD said parcel and all privileges, improvements, and
appurtenances thereto in fee simple.

AND the Grantor hereby covenants with the Grantee that the Grantor is legally
seized of said real estate in fee simple; that the Grantor has good and lawful authority to
sell and convey said real estate; that the Grantor hereby fully warrants the title to said real
estate, and will defend the same against the lawful claims of all; and that said real estate
is free of all encumbrances, except for unpaid property taxes for 2022 and future years.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed.



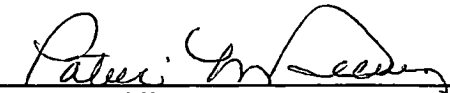
Jeanna Carol Danque (SEAL)



Brian Scott Danque (SEAL)

STATE OF NORTH CAROLINA, COUNTY OF Durham

I, Patricia M. Deering, a notary public for the aforesaid state and
county, hereby certify that Jeanna Carol Danque and Brian Scott Danque personally
appeared before me this day and acknowledged the due execution of the foregoing
instrument. Witness my hand and official seal this the 1 day of June 2022.



Notary Public

My commission expires: 2-17-2027

