

Register of Deeds

Sharon A. Davis
Durham County, NC

07/07/2022 03:47:02 PM

BT: OPR B: 9736 P: 390 Pages: 3

DEED - DEED

Fee: \$1426.00 Excise Tax: \$1400.00

INSTRUMENT #2022028021

tredfearn



NORTH CAROLINA GENERAL WARRANTY DEED

Prepared by Gary Berman, attorney

Return to Grantee

Excise tax: \$1,400.00

Parcel numbers: 113978, 209854, 171772, 171952, and 111103

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

Grantee's mailing address: 121 High Trail Drive, Georgetown, TX 78633

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

THIS DEED, dated June 28, 2022, is from Jeanna Carol Danque (formerly known as Jeanna C. Hicks) and husband, Brian Scott Danque, jointly herein called the Grantor, to MSquared, LLC, a Delaware 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 land lying in Durham County, North Carolina, and more particularly described on Exhibit A, which is attached hereto and which is hereby incorporated herein by reference.

(Jeanna C. Hicks acquired these properties by deed recorded in 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)
Jeanna Carol Danque

Brian Scott Danque (SEAL)
Brian Scott Danque

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 1st day of July 2022.

Patricia M Deering
Notary Public

My commission expires: 2-17-2027

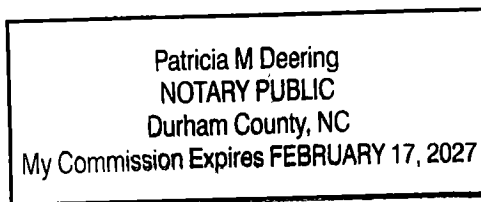


Exhibit A

TRACT ONE: 615 South Buchanan Boulevard (tax parcel 113978)

Lying at the northeastern intersection of South Buchanan Boulevard (formerly known as Milton Avenue) and Jackson Street, and BEING all of Lot 5 as per plat of Proctor Place, which plat is on file in Plat Book 5A, page 26, Durham County Registry . (Plat Book 5A has also been known as Plat Book 5.)

TRACT TWO: 2901 Cannada Avenue (tax parcel 209854)

Lying on the western side of Cannada Avenue, and BEING all of Lot 2 as per plat of subdivision of Lot 1 of property of Roberts Construction Co., Inc., which plat is on file in Plat Book 180, page 392, Durham County Registry.

TRACT THREE: 416 Craven Street (tax parcel 171772)

Lying on the southwestern side of Craven Street, and BEING all of Lot 20 of Riddle Park, Section One, as per plat thereof on file in Plat Book 122, page 122, Durham County Registry.

TRACT FOUR: 3627 Dearborn Drive (tax parcel 171952)

Lying on the western side of Cannada Avenue, and BEING all of Lot 1 as per plat of subdivision of Lot 1 of property of Roberts Construction Co., Inc., which plat is on file in Plat Book 180, page 392, Durham County Registry.

TRACT FIVE: 1301 Manteo Street (tax parcel 111103)

BEGINNING at the northwestern intersection of Manteo Street (formerly known as Union Street) and Juniper Street; running thence along and with the northern property line of Juniper Street, north 85 degrees 45 minutes west 125 feet to a stake; thence north 5 degrees 38 minutes east 40 feet to a stake; thence south 85 degrees 45 minutes east 125 feet to a stake in the western property line of Manteo Street; thence along and with the western property line of Manteo Street, south 5 degrees 38 minutes west 40 feet to the place of BEGINNING, and BEING all of Lot 13 and a portion of Lot 11, in Block C of the Tatum Goose Creek Property as per plat thereof on file in Plat Book 6A, page 15, Durham County Registry. (Plat Book 6A has also been known as Plat Book 6.)