

JG  
W0998

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$ 180

Parcel Identifier: 9873-18-4855 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20  
By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Kelsey Hathaway, Attorney for Bagwell Holt Smith P.A., 400 Market Street, Suite 202, Chapel Hill, NC 27516

Brief description for the Index: Leah Drive, Lot 5, Ph 3, Old Mill Business Park

THIS DEED made effective as of the 15<sup>th</sup> day of December 2021, by and between

| GRANTOR  | GRANTEE  |
|--|--|
| J H Terrio Investments LLC<br>A North Carolina limited liability company | DJ & J Enterprises LLC<br>A North Carolina limited liability company |
| Mailing address:<br>424 Emerson Drive<br>Raleigh, NC 27609               | Mailing address:<br>522 Oak Crest Drive<br>Chapel Hill, NC 27516     |

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 Orange County, North Carolina, and more particularly described as follows:

Being all of Lot 5, Phase III, as listed on the entitled "FINAL PLAT OLD MILL BUSINESS PARK, PHASE 3" as prepared by Krause Surveying Associates, Inc., Durham office dated February 10, 2004, and recorded in the Orange County Registry in Book 94, at Page 78.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5734 Page 192, Orange County Registry.

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

North Carolina Bar Association – NC Bar Form No. 3  
North Carolina Association of Realtors, Inc. – Standard Form 3

submitted electronically by "Bagwell Holt Smith-sv"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Orange County Register of Deeds.

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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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

Ad valorem taxes for the current year; utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property.

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

J H Terrio Investments LLC  
a North Carolina limited liability company

By: *Joseph H. Theriault*  
Joseph H. Theriault, Manager

Durham County, North Carolina (State)

I certify that the following person personally appeared before me this day acknowledging to me that he/she signed the foregoing document: Joseph H. Theriault, Manager of J H Terrio Investments LLC

Date: 12/15, 2021

(Affix Official Seal below)

*Patricia M. Deering*  
Official Signature of Notary Public  
Notary Public

Print Name: Patricia M. Deering

My commission expires: 2-17-2022

