

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded

2019 Aug 02 02:56 PM

Book: 8719 Page: 499

NC Rev Stamp: \$ 593.00 Fee: \$ 26.00

Instrument Number: 2019027340
 DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$593.00

Parcel Identifier No. 219735 Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: Hankin & Pack, PLLC, 2820 Selwyn Avenue, Suite 315, Charlotte, NC 28209

This instrument was prepared by: Hankin & Pack, PLLC, 2820 Selwyn Avenue, Suite 315, Charlotte, NC 28209

Brief description for the Index: Lot 275, Sterling, Ph. 2

THIS DEED made this 31st day of JULY, 2019, by and between

GRANTOR

True Homes, LLC, a DE limited liability company

Mailing Address:

2649 Brekonridge Centre Drive
 Monroe, NC 28111

GRANTEE

AJC, LLC

Mailing Address:

1253 Buck Jones Road
 Raleigh, NC 27606

Property Address:

113 Crusaders Drive
 Morrisville, NC 27560

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 the City of Morrisville, _____ Township, Durham County, North Carolina and more particularly described as follows:

BEING all of Lots 275, as shown on a plat entitled "Revision To Subdivision Plat: Sterling, Phase 2", recorded in Book 197, Pages 151-163, a revision of Book 195, Pages 389-400, of the Durham County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 8719 page 266.

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 197 page 151-163.

submitted electronically by "Hankin & Pack, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

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:

There is excepted from these warranties all easements, conditions, rights of way and restrictions as may appear on public record; and the lien of ad valorem taxes for the current year which taxes have been prorated as to the date of closing between the Grantor and Grantee.

*****SIGNATURE PAGE TO FOLLOW*****

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

True Homes, LLC, a Delaware limited liability company
(Entity Name)

Print/Type Name: _____ (SEAL)

By: [Signature]
Print/Type Name & Title: Mark Boyce, Manager

Print/Type Name: _____ (SEAL)

By: _____
Print/Type Name & Title: _____

Print/Type Name: _____ (SEAL)

By: _____
Print/Type Name & Title: _____

Print/Type Name: _____ (SEAL)

State of North Carolina
County of UNION

(Official/Notarial Seal)

I certify that Mark Boyce, personally appeared before me this day, acknowledging that he is Manager of True Homes, LLC, a Delaware limited liability company, and as Manager and being authorized to do so, he executed the foregoing instrument on behalf of the limited liability company.

Date: 7/31/19

Yekaterina Leshchuk
Yekaterina Leshchuk Notary Public
Notary's Printed or Typed Name

My Commission Expires:
8/24/2022

