

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2016 Sep 30 02:45 PM NC Rev Stamp: \$ 190.00
Book: 8034 Page: 14 Fee: \$ 26.00
Instrument Number: 2016034054
DEED

Excise Tax: \$190.00

PARCEL ID: 135165

Mail after recording to: GRANTEE

This instrument was prepared by: Law Offices of Duane R. Hall II, PLLC
Without Title Exam or Tax Advice

NORTH CAROLINA GENERAL WARRANTY DEED

This Deed made this the 30 day of **SEPTEMBER, 2016**, by and between **GRANTOR: LISA L. ELLIS, A SINGLE PERSON**, whose mailing address is 1404 Timeberwolf Drive, Durham, NC 27713 (herein referred to collectively as Grantor) and **GRANTEE: DOUGLAS S. MUHLE**, whose mailing address is 2701 ROWLAND RD RALEIGH, NC 27615 (herein referred to collectively as Grantee). Property address is 100 Tanager Trail, Durham, NC 27707

WITNESSETH, For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the City of Durham, County of Durham, State of North Carolina, more particularly described as follows:

BEING LOT 7 IN BLOCK C OF THE CRESCENT OF HOPE VALLEY AS PER PLAT AND SURVEY THEREOF NOW ON FILE IN PLAT BOOK 47 AT PAGE 63 IN THE OFFICE OF THE REGISTER OF DEEDS OF DURHAM COUNTY TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME.

Submitted electronically by Nicholls and Crampton Law in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 7150, Page 904, DURHAM COUNTY REGISTRY.

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

PROPERTY STREET ADDRESS: 100 TANAGER TRAIL DURHAM, NC 27707

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

This conveyance is made subject to the following Exceptions and Reservations:

- 1) Ad valorem taxes for the current year; 2) Easements and rights of way of record, if any; and 3) Restrictions of record, together with amendments, if any.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

By: *Lisa L. Ellis* (Seal)
LISA L. ELLIS

STATE OF NC
COUNTY OF Wake

I, Erin L. Wheless a Notary Public of the County and State aforesaid, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

LISA L. ELLIS

Date: **SEPTEMBER** 30, 2016

Erin L. Wheless
Notary Public Erin L. Wheless

My Commission Expires:
SEAL 11/22/19

