

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2018 Apr 17 03:57:44 PM
BK:8403 PG:906-910
DEED
FEE: \$26.00
INSTRUMENT # 2018012536
EXCISE TAX: \$600.00
DPRUETTE

2018012536

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ 600.00	Recording Time, Book and Page
Parcel Ref. No. 128540	Parcel Identifier No. 0833-17-10-6858

Mail after recording to: Grantee: 3310 N. Roxboro Street, Durham, NC 27704
This instrument was prepared by: William W. Browning, Atty (18-063)

THIS DEED made this 4th day of April, 2018, by and between

GRANTOR

KRAMERVILLE, LLC
8405 Grey Abbey Place, Raleigh, NC 27615-2822

E. M. DENBO, JR. and wife KAY HARRIS DENBO
4405 Berini Drive, Durham, NC 27704

HAROLD STARK CRAIN, JR. (also known as H.S. Crain, Jr.) and wife MELANIE D. CRAIN
3425 Cambridge Road, Durham, NC 27707

GRANTEE

SHING YEUNG
3310 N. Roxboro Street, Durham, NC 27704

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 or parcel of land and more particularly described as follows:

SEE LEGAL DESCRIPTION ATTACHED
This property has street address 100 W. Britania Avenue.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 7857, Page 455, Durham County Registry.

A map showing the above described property is recorded in Plat Book _____, Page _____, and referenced within this instrument.

The above described property does does not include the primary residence of the Grantor.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

KRAMERVILLE, LLC

By: Cynthia K King
Cynthia K. King, Member/Manager

STATE OF NORTH CAROLINA
COUNTY OF Wake

I, Elsbeth Mangum a Notary Public, hereby certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated Cynthia K. King, Member/Manager of Kramerville, LLC, Grantor.

Witness my hand and official stamp or seal, this the 5 day of April, 2018.

My Commission Expires: March 26, 2023 Elsbeth Mangum
Notary Public

Print Notary Name: Elsbeth Mangum



X E.M. Denbo (SEAL)
E.M. Denbo, Jr.

X Kay Harris Denbo (SEAL)
Kay Harris Denbo

STATE OF NC
COUNTY OF Durham

I, Donna Rose, a Notary Public, hereby certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: E.M. DENBO, JR., Grantor.

Witness my hand and official stamp or seal, this the 9 day of April, 2018.

My Commission Expires: 3-22-2020

DONNA S ROSE
Notary Public
Person Co., North Carolina
My Commission Expires March 22, 2020

Donna Rose
Notary Public

STATE OF NC
COUNTY OF Durham

I, Donna S Rose, a Notary Public, hereby certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: KAY HARRIS DENBO, Grantor.

Witness my hand and official stamp or seal, this the 9 day of April, 2018.

My Commission Expires: 3-22-2020

DONNA S ROSE
Notary Public
Person Co., North Carolina
My Commission Expires March 22, 2020

Donna Rose
Notary Public

Harold Stark Crain, Jr. (SEAL)

Harold Stark Crain, Jr.

Melanie D. Crain (SEAL)

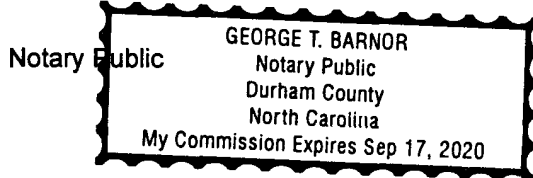
Melanie D. Crain

STATE OF ^{ws} NORTH CAROLINA
COUNTY OF DURHAM

I, George T. Barnor, a Notary Public, hereby certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: HAROLD STARK CRAIN, JR., Grantor.

Witness my hand and official stamp or seal, this the 9th day of APRIL, 2018.

My Commission Expires: 09-17-2020



STATE OF NORTH CAROLINA
COUNTY OF DURHAM

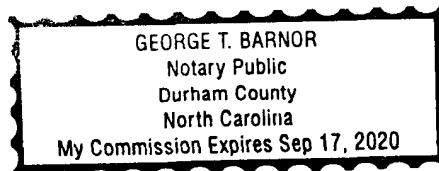
I, George T. Barnor, a Notary Public, hereby certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: MELANIE D. CRAIN, Grantor.

Witness my hand and official stamp or seal, this the 9th day of APRIL, 2018.

My Commission Expires: 09-17-2020

Notary Public

George T. Barnor

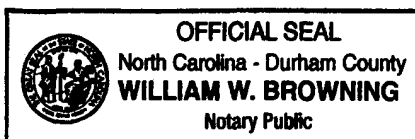


STATE OF NORTH CAROLINA
COUNTY OF DURHAM

I, William W. Browning, a notary public, hereby certify that the following person: personally appeared before me this day and acknowledged to me that he signed the foregoing document for the purpose stated therein and in the capacity indicated: HAROLD STARK CRAIN, JR., Grantor, Witness my hand and official stamp or seal, this the 17th day of April, 2018.

My commission expires 01-21-22

William W. Browning
William W. Browning, notary public



LEGAL DESCRIPTION

BEGINNING at the point of intersection of the north side of Britania Avenue (formerly Fifth Avenue) and the west line of Spector Street (formerly called Second Street) and running thence along and with the west side of Highland Avenue North 7 deg. 34' West 120 feet; thence South 82 deg. 28' West 180 feet to a stake in the east side of a 15 foot alley; thence along and with the east side of said 15 foot alley South 7 deg. 34' East 120 feet to a stake on the north side of Britania Avenue; thence along and with the north side of Britania Avenue North 82 deg. 26' East 180 feet to a stake, the place and point of Beginning and being the southern 120 feet of Lots 1, 2 and 3 in Block 12 of BELVINDALE as per plat and survey thereof now on file in the Office of the Register of Deeds of Durham County in Plat Book 5 at Page 112, to which reference is hereby made for a more particular description of same.