

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2015 JUL 17 03:23:12 PM
BK:7748 PG:660-662
DEED
FEE: \$26.00
EXCISE TAX: \$1,040.00
INSTRUMENT # 2015023411
MDEGREE



2015023411

NORTH CAROLINA GENERAL WARRANTY DEED

Prepared by Gary Berman, atty.
Return to Grantee
Excise tax \$1,040.00

Mailing address of the Grantor: POB 25057, Durham, NC 27702
Mailing address of the Grantee: 1006 Lamond Avenue, Durham, NC 27701

The property conveyed by this deed is not the primary residence of the Grantor.

THIS DEED, dated June 30, 2015, is from—

GRANTOR: Edward Boer, unmarried,

to

GRANTEE: Dong Park and wife, Soo Park

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 following-described real estate located in Durham County, North Carolina, and more particularly described as follows:

BEGINNING at a stake on the north side of Lamond Avenue, 350 feet in an eastward direction from the east side of Watts Street, at the southeast corner of Lot 23 in Block 13 as per the plat hereinafter referred to; running thence along and with the east line of said lot, north 2 degrees 12 minutes east 175 feet to a stake on the south side of a 15-foot alley; thence along and with the south side of said alley, south 87 degrees 48 minutes east 75 feet to a stake; thence south 2 degrees 12 minutes west 175 feet to a stake on the north side of Lamond Avenue; thence along and with the north side of Lamond Avenue, north 87 degrees 48 minutes west 75 feet to a stake, the place of BEGINNING, and BEING all of Lot 24 and the western half of Lot 25 in Block 13 of the North Durham Property of B. L. Duke, as per plat thereof on file in Plat Book 5, page 102, Durham County Registry.

(The Grantor acquired said property by deed recorded in Real Estate Book 3413, page 574, Durham County Registry.)

To have and to hold the aforesaid real estate 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 all lawful claims; and that said real estate is free of all encumbrances, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to all recorded exceptions.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed.

Edward Boer (SEAL)
Edward Boer

STATE OF WEST VIRGINIA, COUNTY OF Lewis

I, Betsy N. Peoples, a notary public for the aforesaid state and county, hereby certify that Edward Boer appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this the 6th day of June 2015.

Betsy N. Peoples
Notary Public

My commission expires: October 30, 2017

