

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2016 NOV 07 02:09:45 PM
BK:8060 PG:938-939
DEED
FEE:\$26.00
EXCISE TAX:\$70.00
INSTRUMENT # 2016038947
SMMARSH



2016038947

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ 70.00

Recording Time, Book and Page

Parcel Ref. No. 110964

Parcel Identifier No. 0831-06-49-2319

Mail after recording to: Grantee: 10339 Evergreen Spring Place, Raleigh, NC 27614

This instrument was prepared by: William W. Browning, Atty (16-252)

THIS DEED made this 3rd day of November, 2016, by and between

GRANTOR

NEWMAN LAND COMPANY, LLC
Address: P.O. Box 52286, Durham, NC 27717

GRANTEE

DURHAM BUILDING COMPANY, LLC
Address: 10339 Evergreen Spring Place, Raleigh, NC 27614

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:

BEGINNING at a stake in the northern property line of old Dowd Street, same being a point 371 feet east from the eastern property line of Cumberland Street, same being a point 371 feet east from the eastern property line of Cumberland Street, and running thence in a northerly direction along and with the eastern line of Lot #2, 105 feet to a stake; thence in an easterly direction parallel with old Dowd Street 49 feet to a stake in the eastern line of Lot #1; thence southwardly 105 feet to a stake in the northern property line of old Dowd Street; thence with the northern line of old Dowd Street in a westerly direction 49 feet to a stake, the point and place of beginning, and being the southern portion of Lot #1, according to a map of the M. Shevel Dowd Street Property registered in Plat Book 4, page 25, in the Office of the Register.

This property has street address 1007 Drew Street.

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

A map showing the above described property is recorded in Plat Book 4, Page 25, 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.

NEWMAN LAND COMPANY, LLC

By: *Tyrone Newman*
Tyrone Newman, Manager

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

I, Paula M. Turner, 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: Tyrone Newman, Manager of Newman Land Company, LLC, Grantor.

Witness my hand and official stamp or seal, this the 3rd day of November, 2016.

My Commission Expires: 03-27-2021

Paula M. Turner
Notary Public

Print Notary Name: Paula M. Turner

