

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2018 Jul 27 03:49 PM NC Rev Stamp: \$ 500.00
Book: 8476 Page: 309 Fee: \$ 26.00
Instrument Number: 2018026279
DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$500.00

Real Estate ID #: OUT OF 177715

The property herein conveyed is not Grantor's primary residence. (NCGS 105-317.2)

After recording mail to: Grantee

This instrument was prepared by: Moore & Alphin, PLLC, 3716 National Drive, Suite 100, Raleigh,
NC 27612 (18-NVR-3080SHY)

Brief description for the Index: Lot 96 Magnolia Creek, Phase 1A

THIS DEED is made this 27th day of July, 2018, by and between:

GRANTOR

NVR, Inc., a Virginia Corporation
5734 Trinity Road, Ste. 200
Raleigh, NC 27607

GRANTEE

Xingliang Zhou, married

Grantee's Address:
1136 Grogans Mill Drive
Cary, NC 27519

The designation Grantor and Grantee as used herein shall include said parties, 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 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 situated in the City of Durham, Durham Township, DURHAM County, North Carolina and more particularly described as follows:

All of Lot 96 in Magnolia Creek, Phase 1A, as shown on the plats recorded in Plat Book 198, Pages 243-251, DURHAM County Registry, to which plats reference is hereby made for a more particular description.

Property Address: 1008 Briar Rose Lane, Durham, NC 27704

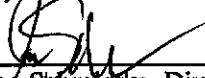
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

AND THE GRANTOR covenants with the Grantee that Grantor is seized of said real property in fee simple, has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

- 1) The lien of ad valorem taxes for the current year and thereafter;
- 2) Easements of record affecting the property;
- 3) Restrictive covenants of record affecting the property.

IN WITNESS WHEREOF, Grantor has caused this Deed to be signed in its name by its duly authorized officer, as of the day and year set forth in the notary acknowledgment below.

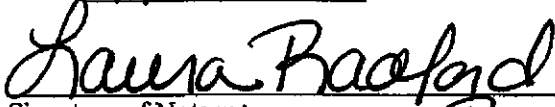
NVR, Inc

By: 
 Joe Schmidtke, Division Manager - VP
 NVR, Inc. - Raleigh Division

STATE OF NORTH CAROLINA - COUNTY OF WAKE:

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document for the purposes stated therein and in the capacity indicated: Joe Schmidtke

Date: 7/11/18


 Signature of Notary
 Printed Name: Laura Radford

(Stamp or Seal)

My commission expires: 2/26/23

Laura Radford
 Notary Public
 Wake County, N.C.
 My Commission Expires 2/26/23