

For Registration Willie L. Covington
Register of Deeds
Durham County, NC
Electronically Recorded
2016 Mar 24 09:58 AM NC Rev Stamp: \$ 810.00
Book: 7895 Page: 392 Fee: \$ 26.00
Instrument Number: 2016008709
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Prepared by Gary Berman, attorney
Return to Grantee
Excise tax: \$810.00

Grantor's mailing address: 312 Market Street, #4-D, Philadelphia, PA 19106
Grantee's mailing address: 103 West Main Street, #405, Durham, NC 27701

The property described herein includes the Grantor's former primary residence.

THIS DEED, dated March 1, 2016, is from Michael Andrew Masten and wife, Erica Jean Masten, herein jointly called the Grantor, to Philip Freelon and wife, Chinyere Freelon, herein jointly called the Grantee.

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.

Grantor, for valuable consideration, hereby grants, bargains, sells, and conveys to Grantee, in fee simple, all of the following-described real estate lying in Durham County, North Carolina, and more particularly described as follows:

BEING all of the condominium unit designated Unit 305 of Durham Kress Condominium, as more particularly described in the Declaration of Durham Kress Condominium recorded in Real Estate Book 5647, page 462, Durham County Registry, and on the plat and plans recorded in Condominium Book 9, pages 159 through 183; together with an undivided interest in the common elements of said condominium as more particularly set forth in said Declaration, which undivided interest shall automatically change in accordance with said Declaration if and when the Declaration is amended.

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 the lawful claims of all; 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.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
MATTHEW JOHN MAYBERRY, NOTARY PUBLIC
CITY OF PHILADELPHIA, PHILADELPHIA COUNTY
MY COMMISSION EXPIRES MAR. 24, 2019

Michael Andrew Masten (SEAL)
Michael Andrew Masten

Erica Jean Masten (SEAL)
Erica Jean Masten

STATE OF PENNSYLVANIA, COUNTY OF Philadelphia

I, Matthew John Mayberry a notary public for the aforesaid state and county, hereby certify that Michael Andrew Masten and Erica Jean Masten personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this the 5th day of March 2016.

Matthew John Mayberry
Notary Public

My commission expires: March 24, 2019