

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2016 Jun 21 02:36 PM NC Rev Stamp: \$ 245.00
Book: 7958 Page: 349 Fee: \$ 26.00
Instrument Number: 2016020207
DEED

Prepared By: Arges Law Firm, P.C.
Return To: Grantee
Excise Tax: \$245
PIN No.: 102389

NORTH CAROLINA GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED, made this 21st day of June, 2016 between **THE FALZARANO TRUST, DATED NOVEMBER 9, 2011, STEVEN FALZARANO, TRUSTOR AND/OR TRUSTEE** hereinafter called the Grantor, and **GARRETT BUILDERS LLC, a North Carolina Limited Liability Company**, hereinafter called the Grantee, whose address is, 711 Hopkins Road, Bahama, NC 27503.

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 valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey to the Grantee, in fee simple, all of the following described land situated, lying and being in the County of DURHAM and State of North Carolina, more particularly described as follows:

See Attachment

The property was conveyed to Grantor as the second tract on Deed recorded in Book 6849, Page 466 of the Durham County Registry.

All or a portion of the property conveyed does not include the primary residence of the Grantor (check the applicable line).

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

AND the Grantor hereby covenants with the Grantee that Grantor is legally seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land, and will defend the same against the lawful claims of all whomsoever; and that said land is free of all encumbrances, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: Restrictive Covenants and Easements that may appear in the public record.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

**THE FALZARANO TRUST, DATED NOVEMBER 9, 2011,
STEVEN FALZARANO, TRUSTOR AND/OR TRUSTEE**

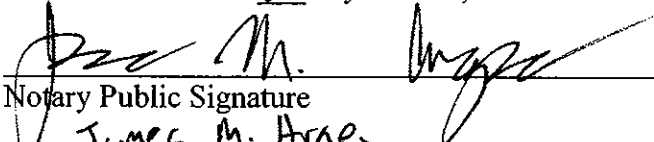
By: 
STEVEN FALZARANO, TRUSTEE

STATE OF NORTH CAROLINA

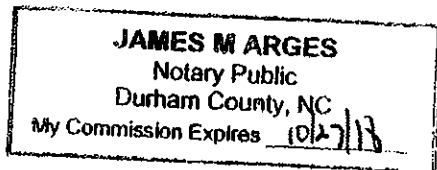
COUNTY OF DURHAM

I, James M. Arges, a Notary Public for the County of Durham, State of North Carolina, do hereby certify that **STEVEN FALZARANO, TRUSTEE**, who is known to me or proved to me on the basis of satisfactory evidence to be the person(s) described, personally appeared before me this day, acknowledged to me that he/she/they voluntarily signed the foregoing instrument for the purposes stated therein, and in the capacity indicated.

Witness my hand and official seal this the 20 day of June, 2016.


Notary Public Signature
James M. Arges
Printed Name of Notary

My commission expires: 10/27/18



ATTACHMENT

BEGINNING at a stake in the northern right of way of Englewood Avenue, which stake is located South 84 degrees 52 minutes 47 seconds East 56.26 feet and South 85 degrees 08 minutes East 56.64 feet from the northeast corner of the intersection of Englewood Avenue and Dollar Avenue; thence North 03 degrees 43 minutes 57 seconds East 150.06 feet to an existing iron pin; thence South 84 degrees 07 minutes 04 seconds East 56.13 feet to an existing pin; thence South 03 degrees 38 minutes 18 seconds West 74.46 feet to an existing iron pin; thence South 02 degrees 54 minutes 42 seconds West 74.77 feet to an existing iron pin; thence North 85 degrees 00 minutes 22 seconds West 57.30 feet to the point and place of BEGINNING and being a portion of Lots 70, 72 and 74 per plat recorded in Plat Book 6A at Page 35, Durham County Registry. Said property is also shown at the 0.19 Acres 8442.7 Sq. Feet tract on survey by Hunt Land Surveying, P.C., dated June 6, 2016 and entitled "SURVEY FOR GARRETT BUILDERS LLC". This property is also known as 1010 Englewood Avenue and as Durham County Parcel Reference Number 102389.