

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2016 FEB 09 11:23:20 AM
BK: 7870 PG: 546-547
DEED
FEE: \$26.00
EXCISE TAX: \$37.00
INSTRUMENT # 2016003798
MDEGREE



**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: **\$37.00**

Recording Time, Book and Page:

Tax Map No. **111215**

Parcel Identifier No:

Mail after recording to: **Grantee:**

This instrument was prepared by: **H. Eugene Tatum III**

THIS DEED made this 29th day of January, 2016 by and between

GRANTOR

Virginia C. Dudley Unmarried

Mailing Address:

GRANTEE

Habitat for Humanity of Durham, Inc.

Property Address: 1013 Spruce Street, Durham, NC 27701

Mailing Address: 215 N. Church St Durham NC 27701

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:

BEING ALL OF LOTS 13 AND 14 IN BLOCK 2 ACCORDING TO THE MAP OF A RESUBDIVISION OF EASTERN HEIGHTS DATED JANUARY, 1916, FILED IN PLAT BOOK 3A AT PAGE 46, IN THE OFFICE OF THE REGISTER OF DEEDS OF DURHAM COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME.

SAVING AND EXCEPTING THE PROPERTY HERETOFORE DEEDED TO THE CITY OF DURHAM IN DEED BOOK 1003 AT PAGE 314.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 6519, Page 198, Durham County Registry.

A map showing the above described property is recorded in Plat Book 3A, Page 46, and referenced within this instrument.

Does the above described property include the primary residence (yes/no) ? **Yes**

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.

(Entity Name) Virginia C. Dudley (SEAL)
Virginia C. Dudley

By: _____ (SEAL)

Title: _____

By: _____ (SEAL)

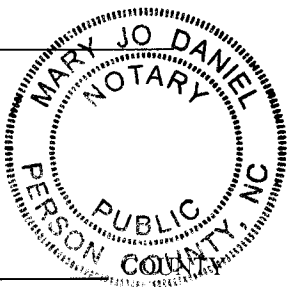
Title: _____

_____ (SEAL)

NORTH CAROLINA DURHAM COUNTY

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: Virginia C. Dudley Unmarried. Witness my hand and official stamp or seal, this the 8th day of February, 2016

My Commission Expires: 7-31-2018



Mary Jo Daniel
Notary Public
Print Notary Name: MARY JO DANIEL

NORTH CAROLINA _____

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: _____ . Witness my hand and official stamp or seal, this the _____ day of _____ , _____

My Commission Expires: _____

Notary Public
Print Notary Name: _____