

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2018 Apr 20 11:01 AM NC Rev Stamp: \$ 1750.00
Book: 8405 Page: 729 Fee: \$ 26.00
Instrument Number: 2018012925
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,750.00

Parcel Identifier No. _____ Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: Margaret S. Davis, Alexander, Miller, Schupp & Davis, L.L.P., 1526 East Franklin Street, Ste. 202, Chapel Hill,

This instrument was prepared by: Alexander, Miller, Schupp & Davis, L.L.P., 1526 East Franklin Street, Ste. 202, Chapel Hill,

Brief description for the Index: _____

THIS DEED made this 20th day of April, 2018, by and between

GRANTOR
MODRIC KENNETH TEW
and
EVELYN PATRICIA TEW, (aka Evelyn B. Tew)
a married couple

GRANTEE
JONATHAN JOSHUA HAWN
and
OLGA HAWN,
a married couple
1021 Dacian Avenue
Durham, NC 27701

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Durham, Durham Township, Durham County, North Carolina and more particularly described as follows:

See Attached Exhibit A.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____. All or a portion of the property herein conveyed X includes or ___ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book _____ page _____.

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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: _____ (Entity Name) x MODRIC KENNETH TEW (SEAL)
Print/Type Name: MODRIC KENNETH TEW

By: _____ x EVELYN PATRICIA TEW (SEAL)
Print/Type Name: EVELYN PATRICIA TEW

Print/Type Name & Title: _____ _____ (SEAL)
Print/Type Name: _____

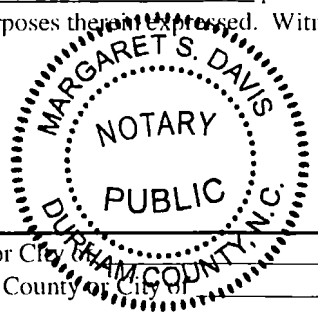
By: _____ _____ (SEAL)
Print/Type Name: _____

Print/Type Name & Title: _____ _____ (SEAL)
Print/Type Name: _____

State of North Carolina - County or City of Durham

I, the undersigned Notary Public of the County or City of Durham and State aforesaid, certify that MODRIC KENNETH TEW and EVELYN PATRICIA TEW personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 20th day of April, 2018.

My Commission Expires: 11/17/2021
(Affix Seal)



Margaret S. Davis Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary's Printed or Typed Name

Exhibit A

BEGINNING at a stake in the property line on the south side of Dacian Avenue, said stake being south 87 degrees 48 minutes east 250 feet from the property line on the east side of Watts Street; running thence along and with the property line on the south side of Dacian Avenue, south 87 degrees 48 minutes east 75 feet to a stake; thence south 2 degrees 12 minutes west 150 feet to a stake in the property line on the north side of a 15-foot-wide alley; thence along with the property line on the north side of said alley, north 87 degrees 48 minutes west 75 feet to a stake; thence north 2 degrees 12 minutes east 150 feet to a stake at the point and place of BEGINNING, and being all of Lot 6 and the western half of Lot 7 in Block 9 of the B.L. Duke North Durham Property, as per plat and survey thereof on file in Plat Book 5, Page 102, Durham County Registry.