

REGISTER OF DEEDS  
Sharon A. Davis  
Durham County, NC  
2019 Jul 10 03:51:45 PM  
BK:8699 PG:207-209  
DEED  
FEE: \$26.00  
INSTRUMENT # 2019023704  
EXCISE TAX: \$750.00  
APRILJ



**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: \$750.00

Recording Time, Book and Page

Tax Map No

Parcel Identifier No.

Mail after recording to: GRANTEE

This instrument was prepared by: PERRY, PERRY & PERRY, P.A.

THIS DEED made this 10th day of July, 2019 by and between

**GRANTOR**

BENJAMIN GEORGE FULLER and wife, CAROLYN SUE FULLER

**GRANTEE**

WALTER DARIO CABRERA and spouse, ELIANA A. CABRERA, and  
GREGORIO C. PAZ

920 Snow Hill Road  
Durham, NC 27712

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:

“SEE LEGAL DESCRIPTION ATTACHED”

All of the property hereinabove described was acquired by Grantor in Durham County in Deed Book 969 Page 101.

The above described property  does  does not include the primary residence of the Grantor.

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 her hand and seal, the day and year first above written.**

*Benjamin George Fuller*  
BENJAMIN GEORGE FULLER

*Carolyn Sue Fuller*  
CAROLYN SUE FULLER

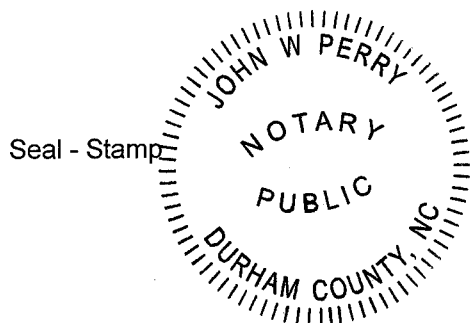
State of North Carolina  
County of Durham

I, the undersigned hereby certify that BENJAMIN GEORGE FULLER and CAROLYN SUE FULLER personally appeared before me this day and acknowledging the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 10th day of July, 2019.

My Commission Expires: February 9, 2023

*John W. Perry*  
Notary Public

Print Notary Name: John W. Perry



Legal Description

BEGINNING at a stake on the east side of Harvest Avenue at the northwest corner of Lot 6 in Block B on the plat hereinafter referred to, and running thence along and with the east side of Harvest Avenue North 7 degrees 24 minutes 08 seconds East 400 feet to a stake, the southwest corner of the property sold to Grading Contractors, Inc., in Deed Book 409, page 755; thence with the south line of said property South 82 degrees 35 minutes 52 seconds East 455.5 feet to a stake in the west line of the Betty L. Murray Property; thence South 7 degrees 00 minutes 02 seconds West 66.74 feet to an iron pin; thence South 6 degrees 55 minutes 26 seconds West 169.14 feet to an iron pin; thence South 6 degrees 56 minutes 50 seconds West 164.13 feet to an iron pin, the northeast corner of Lot 6; thence North 82 degrees 35 minutes 52 seconds West 458.69 feet to an iron pin on the east side of Harvest Avenue, the point of BEGINNING, containing 4.20 Acres, more or less, and being Lot 5 in Block B as shown on the 9th Map of C & P Industrial Park, by George C. Love, Jr., R.L.S., dated April 3, 1978, and recorded in Plat Book \_\_\_\_\_, page \_\_\_\_\_, Durham County Registry, to which plat reference is hereby made for a more particular description.

This property is subject to a telephone line Easement traversing the property as shown on the aforementioned plat.