

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2017 Aug 31 02:44 PM NC Rev Stamp: \$ 600.00  
Book: 8261 Page: 445 Fee: \$ 26.00  
Instrument Number: 2017030892  
DEED

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: **\$600.00**

Parcel Identifier No. 208528 Verified by Durham County on the \_\_\_\_\_ day of August, 2017

Mail/Box to: Kyle Miller, 103 West Main Street, Unit 203, Durham, NC 27701

This instrument was prepared by: G. Kevin Stewman, (919) 425-0661

Brief description for the Index: Unit 203, Durham Kress Condo; Condo Book 9, Pages 159-183

THIS DEED made this latest day set forth in the notary block below by and between

GRANTOR	GRANTEE
Frank H. Sheffield Jr and Jean Roxanne Arnold Sheffield, a husband and wife	Kyle C. Miller, Free Trader
Grantor Address: 202 Johnson Street, New Bern, NC 28560	Property Address: 103 West Main Street, Unit 203, 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 or parcel of land situated in the City of Durham, \_ Township, Durham County, North Carolina and more particularly described as follows:

See attached Legal Description Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7067, Page 214.

All or a portion of the property herein conveyed  includes or  does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Condo Book 9, Pages 159-183 (inclusive).

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:

Easements and encumbrances of record. Taxes due for 2017 and thereafter.