

REGISTER OF DEEDS  
Sharon A. Davis  
Durham County, NC  
2021 Jul 15 11:23:21 AM  
BK:9396 PG:424-426

DEED  
FEE: \$26.00  
INSTRUMENT # 2021035691  
EXCISE TAX: \$1,530.00  
APRILJ



**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: \$ 1,530.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 188484

Mail after recording to: Grantee, *1100 Trails End Rd., Durham N.C. 27712*

This instrument was prepared by: Edmund D. Milam, Jr., Esq.

THIS DEED made this 13 day of July, 2021 by and between

**GRANTOR**

**EDWARD M. DENBO, JR., free trader**

Grantor's Address: *4405 Berini DR, Durham NC 27705*

**GRANTEE**

**ANDREW NURKIN and JOSEPH PRIMO, a married couple**

Property Address: 1100 Trails End 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 Exhibit A, attached hereto and incorporated by reference herein, for the legal description.**

**\* Free Trader Agreement recorded in Book 8237, Page 240, Durham County Registry.**

**Nancy Denbo died on April 29, 2006.**

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 409, Page 560, Durham County Registry.

A map showing the above described property is recorded in Plat Book 38 Page 7, Durham County Registry, as referenced within this instrument.

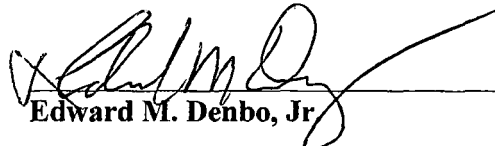
The above described property  does  does not include the primary residence of the Grantor.

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:  
Easements and restrictions of record  
Ad Valorem taxes not yet due and payable

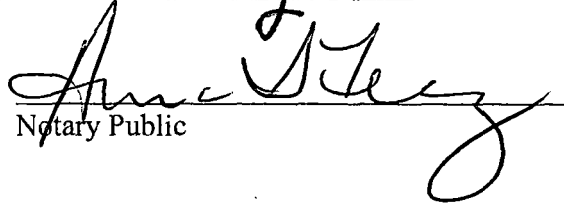
**IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.**

 (SEAL)  
Edward M. Denbo, Jr

STATE OF North Carolina  
COUNTY OF DURHAM

I certify that Edward M. Denbo, Jr., free trader personally appeared before me this day, acknowledging the due execution of the foregoing instrument for the purposes set forth herein.  
Witness my hand and official stamp or seal, this the 13 day of July, 2021.

My Commission Expires: 4/4/2026

  
Notary Public

Print Notary Name: ANNA S. Terry

Seal

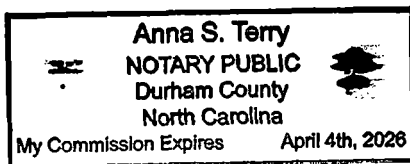


EXHIBIT "A"

BEGINNING at a stake, the southeast corner of Tract #1, as shown on the plat hereinafter referred to, and running thence North 4 degrees 30 minutes West 930.7 feet to a stake on the South side of Little River, which said stake is the northeast corner of Tract #2; thence along and with the South side of Little River as it meanders in an easterly direction 939.6 feet to a stake, Jake Ferrell's northwest corner; thence South 3 degrees 42 minutes West 1012 feet to a stake; thence South 83 degrees 20 minutes West 777 feet to the stake, the place and point of BEGINNING, containing 20 acres, more or less, and being Tract #3, as shown on the plat of the property of WARREN G. MATTHEWS, by J. Watts Copley, Land Surveyor, of September, 1958, which said plat is recorded in the office of the Register of Deeds of Durham County in Plat Book 38, at page 7, to which reference is hereby made for a more particular description of same. LESS that 0.739 portion conveyed out in Book 8669, Page 31, Durham County Registry.