

Land Sale.



FOR REGISTRATION REGISTER OF DEEDS
Willie L. Covington
DURHAM COUNTY, NC
2009 APR 17 04:01:01 PM
BK:6194 PG:97-100 FEE:\$20.00
NC REV STAMP:\$180.00
INSTRUMENT # 2009012344

1010 Broad
Broad St. Hair Co.
appear to be newer bldgs.
probably land sale.
OI 3me

\$90,000 / 6752 sf = 13³³ / sf.

Revenue: \$180.00

Prepared By: Nathan M. Garren, a licensed North Carolina attorney. Delinquent taxes, if any to be paid by the closing attorney to the tax collector upon disbursement of closing proceeds.

Mail To: Grantee

STATE OF NORTH CAROLINA

GENERAL WARRANTY DEED

COUNTY OF DURHAM

THIS DEED, made this 16 day of April, 2009, by and between **Shannon M. Dunn, as Executor of the Estate of Bill R. Dunn (Durham County Estate File 06-E-1137); Stephanie D. Waters and husband, Steven Waters by Shannon M. Dunn, their attorney in fact; Barry Dunn, unmarried, by Shannon M. Dunn, his attorney in fact; and Deborah E. Dunn, unmarried, by Shannon M. Dunn, her attorney in fact** (hereinafter "Grantors") and **Ronald F. Greger and Adrienne Todd** (hereinafter "Grantees") with a mailing address of 1538 Ravenwood Drive, Creedmoor, NC 27522.

WITNESSETH:

THAT Grantors in consideration of Ten Dollars (\$10.00) and other valuable consideration to them paid by Grantees, the receipt of which is hereby acknowledged, have and by these presents does grant, bargain, sell and convey, unto Grantees, their heirs, successors and assigns, all of their interest in those certain tracts or parcels of land situate in Durham County, North Carolina and more particularly described as Lying on the east side of Broad Street and being all of Lots 13 and 14 in Block 27 of the land of the West Durham Land Company, as per plat and survey now on file in Plat Book 18, Page 431, Durham County Registry to which reference is made for a more particular description of same.

TO HAVE AND TO HOLD the said land, together with all privileges and appurtenances as thereunto belonging unto the said Grantees in fee simple.

And the Grantors covenant with the Grantees, that the Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors 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:

1. Ad Valorem taxes for the year 2009 and thereafter.
2. Restrictive covenants and easements of record.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and affixed their seal the day and year first above written.

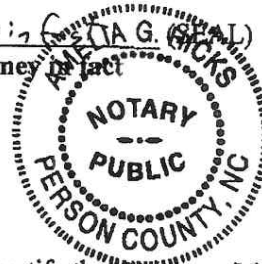
Shannon M. Dunn Executor of the Estate of Bill R. Dunn (SEAL)
Shannon M. Dunn, as Executor of the Estate of Bill R. Dunn

Stephanie D. Waters by Shannon M. Dunn her attorney in fact (SEAL)
Stephanie D. Waters by Shannon M. Dunn, her attorney in fact

Steven Waters by Shannon M. Dunn his attorney in fact (SEAL)
Steven Waters by Shannon M. Dunn, his attorney in fact

Barry Dunn by Shannon M. Dunn his attorney in fact (SEAL)
Barry Dunn by Shannon M. Dunn, his attorney in fact

Deborah E. Dunn by Shannon M. Dunn her attorney in fact (SEAL)
Deborah E. Dunn by Shannon M. Dunn, her attorney in fact



STATE OF NORTH CAROLINA
COUNTY OF PERSON

I, a Notary Public of the County and State aforesaid, certify that **Shannon M. Dunn**, as **Executor of the Estate of Bill R. Dunn**, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 16 day of April, 2009.

Amelia G. Hicks
Notary Public

My Commission Expires: July 21, 2012

STATE OF NORTH CAROLINA
COUNTY OF PERSON

I, Amelia G. Hicks, a notary public for the County and State aforesaid, do hereby certify that **Shannon M. Dunn** as attorney in fact for **Stephanie D. Waters, Steven Waters, Barry Dunn and Deborah E. Dunn** personally appeared before me this day, and being duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of the said **Stephanie D. Waters, Steven Waters, Barry Dunn and Deborah E. Dunn** and his authority to execute and acknowledge said instrument in the behalf of the said **Stephanie D. Waters, Steven Waters, Barry Dunn and Deborah E. Dunn** is contained in instruments duly executed, acknowledged, and recorded in the office of the Register of Deeds in the County of Durham in **Book 5433, Page 526 for Stephanie D. Waters, in Book 5433, Page 532 for Steven Waters, in Book 6147, Page 802 for Barry Dunn and in Book 5433, Page 520 for Deborah E. Dunn** and that this instrument was executed by him on their behalf under and by virtue of the authority given by said instruments granting him power of attorney. I do further certify that he acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said **Stephanie D. Waters, Steven Waters, Barry Dunn and Deborah E. Dunn**.

Witness my hand and official stamp or seal, this 16 day of APRIL, 2009.

Amelia G. Hicks
Notary Public

My Commission Expires: July 21, 2012

