

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2020 Nov 02 12:39 PM
Book: 9120 Page: 638
NC Rev Stamp: \$ 613.00 Fee: \$ 26.00
Instrument Number: 2020047539
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Prepared by: Bagwell Holt Smith P.A., 3000 Aerial Center Parkway, Suite 100, Morrisville, NC 27560
Return to: Grantee at 221 S. Guthrie Avenue, Durham, NC 27703

NORTH CAROLINA
DURHAM COUNTY

Revenue Stamps: \$613

Tax ID#: 112442

This Deed is made this 2nd day of November, 2020, by and between **DURHAM BUILDING COMPANY, LLC**, a North Carolina limited liability company, 10339 Evergreen Spring Place, Raleigh, NC 27614, hereinafter called "Grantor," and **NICKOLAS DANE LaGRANGE (aka Nick Dane LaGrange), unmarried and JENNA PAIGE CAMERON, unmarried, as Joint Tenants with Right of Survivorship**, hereinafter called "Grantee", whose address is 221 S. Guthrie Avenue, Durham, NC 27703.

WITNESSETH:

That the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell and convey unto the Grantee, its successors and assigns, all that certain tract of real estate located in DURHAM County, North Carolina, and more fully described as follows:

BEING all of Lot 1 of the Property of Newman Land Company, LLC, as per plat and survey thereof recorded in Plat Book 198, Page 289, Durham County Registry, reference to which is hereby made for more particular description.

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

TO HAVE AND TO HOLD the above described tract of real estate, with all privileges and appurtenances thereunto belonging, to the Grantee in fee simple.

The Grantor covenants that it is seized of the tract in fee, and has the right to convey the same in fee simple; that the tract is free from encumbrances; and that it will warrant and defend title to the tract 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 2021, not yet due and payable, and subsequent years.
2. Restrictive Covenants, utility easements and rights-of-way of record.

submitted electronically by "Bagwell Holt Smith P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.