

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2018 Dec 04 12:56 PM NC Rev Stamp: \$ 2140.00
Book: 8557 Page: 745 Fee: \$ 26.00
Instrument Number: 2018041833
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **2,140.00**

Tax Parcel ID No. 102826 Verified by _____
County _____
on the ____ day of _____, 2018 By: _____

Mail/Box to Grantee: 113 E. Main Street, Durham, NC 27701

This instrument was prepared by: P. Ryan Lockamy, Attorney _____

Brief description for the Index: DCBD/BLK#19/LT#11/PROP-RI GSBEE T J/LT#03

The deed made the latest day set forth in the notary acknowledgment below, by and between:

GRANTOR: WILLIAM A. HAWKINS, III, a divorced person
whose mailing address is 312 Blackwell Street, Apt. 211, Durham, NC 27701

GRANTEE: A BAUMAN, LLC
whose mailing address is 113 E. Main Street, Durham, NC 27701

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the City of Durham, County of Durham, State of North Carolina, more particularly described as follows:

BEGINNING AT A STAKE ON THE NORTH SIDE OF EAST MAIN STREET 191 FEET IN A WESTERLY DIRECTION FROM THE WEST SIDE OF CHURCH STREET, AT THE SOUTHWEST CORNER OF LOT NO. 2, AND RUNNING THENCE WITH THE WEST LINE OF LOT NO.2 AND ALSO BEING THE CENTERLINE OF THE PARTY WALL OF BUILDING AT NO. 115 WEST MAIN STREET NORTH 37 DEG 12' EAST 94 FEET TO A STAKE IN FULFORD'S SOUTH LINE; THENCE NORTH 52 DEG 30' WEST 17.15 FEET TO A STAKE; THENCE SOUTH 38 DEG 31' WEST 22.00 FEET TO A STAKE; THENCE NORTH 53 DEG 30' WEST 2.6 5 FEET TO A STAKE; THENCE ALONG THE EAST LINE OF N.H.JONES AND ALSO BEING THE WEST LINE OF THE WALL SOUTH 38 DEG WEST 71.95 FEET TO A STAKE ON THE NORTH SIDE OF EAST MAIN STREET; THENCE ALONG AND WITH THE NORTH SIDE OF EAST MAIN STREET SOUTH 52 DEG 30' E AST 20.95 FEET TO A STAKE, THE POINT AND PLACE OF BEGINNING, AND BEING LOT NO.3 OF THE T.J.RIGSBEE MAIN STREET PROPERTY AS PER PLAT AND SURVEY THEREOF BY HUNTER JONES, C.E., DATED NOVEMBER , 1934, NOW ON FILE IN THE OFFICE OF THE REGISTER OF DEEDS OF DUR HAM COUNTY IN PLAT BOOK 9 AT PAGE 80, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME.

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 8267, Page 107, and being reflected on plat(s) recorded in Map/Plat Book 9, page/slide 80.

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

Submitted electronically by "Lockamy Law Firm, 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.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

This conveyance is made subject to the following Exceptions and Reservations:

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(SEAL)

Print/Type Name: WILLIAM A. HAWKINS, III

State of North Carolina
County of Durham

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:
WILLIAM A. HAWKINS, III

Date: 11/26/2018

Eric A. Powell Notary Public
Notary's Printed or Typed Name

Eric A. Powell
NOTARY PUBLIC
Wake County, NC
My Commission Expires January 26, 2019

My Commission Expires:
01/26/2019