

For Registration Sharon A. Davis  
 Register of Deeds  
 Durham County, NC  
 Electronically Recorded  
 2017 Oct 10 11:41 AM NC Rev Stamp: \$ 440.00  
 Book: 8285 Page: 857 Fee: \$ 26.00  
 Instrument Number: 2017035627  
 DEED

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: ~~5400.00~~ 440.00

Parcel Identifier No. 128537 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_  
 By: \_\_\_\_\_

Mail/Box to: Mann, McGibney & Jordan, PLLC, 16 Consultant Place, Ste. 101, Durham, NC 27707

This instrument was prepared by: Mann, McGibney & Jordan, PLLC, 16 Consultant Place, Ste. 101, Durham, NC 27707

Brief description for the Index: BELVINDALE/BLK:12/LT#17

THIS DEED made this 2<sup>nd</sup> day of October, 20 17, by and between

GRANTOR	GRANTEE
<p>Kathy Renee Jacobs, a widow                      116 Reidsville Rd                      Cloy, GA 31303</p>	<p>SAHOII Properties, LLC                      A North Carolina Limited Liability Company                      209 Sir Walker Lane                      Cary, NC 27519</p> <p>Property Address:                      114 W Britania Ave                      Durham, NC 27704</p>

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, parcel of land or condominium unit situated in the City of Durham, \_\_\_\_\_ Township, Durham County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1115 page 754.

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 Plat Book 5 page 112.

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:

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

\_\_\_\_\_  
(Entity Name) Kathy Renee Jacobs (SEAL)  
Print/Type Name: Kathy Renee Jacobs

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

Georgia  
State of ~~North Carolina~~ - County of Effingham

I, the undersigned Notary Public of the County and State aforesaid, certify that Kathy Renee Jacobs personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 2nd day of October, 2017

My Commission Expires: 3/21/2020 \_\_\_\_\_  
Notary Public



\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**EXHIBIT "A"**

BEGINNING AT A STAKE ON THE NORTH SIDE OF FIFTH AVENUE 315 FEET IN A WESTERLY DIRECTION FROM THE WEST SIDE OF SECOND STREET AT THE SOUTH-WEST CORNER OF LOT 18 IN BLOCK 12, AND RUNNING THENCE NORTH 7 DEGREES 34' WEST 180 FEET TO A STAKE ON THE SOUTH SIDE OF A 15-FOOT ALLEY; THENCE ALONG AND WITH THE SOUTH SIDE OF SAID ALLEY SOUTH 82 DEGREES 26' WEST 60 FEET TO A STAKE, NORTHEAST CORNER OF LOT 16; THENCE SOUTH 7 DEGREES 34' EAST 180 FEET TO A STAKE ON THE NORTH SIDE OF FIFTH AVENUE; THENCE ALONG AND WITH THE NORTH SIDE OF SAID FIFTH AVENUE NORTH 82 DEGREES 26' EAST 60 FEET TO A STAKE, THE POINT OF BEGINNING, AND BEING LOT 17 IN BLOCK 12 OF BELVINDALE AS PER PLAT AND SURVEY THEREOF NOW ON FILE IN THE OFFICE OF THE REGISTER OF DEEDS OF DURHAM COUNTY IN PLAT BOOK 5 AT PAGE 112, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME