

For Registration Willie L. Covington
Register of Deeds
Durham County, NC
Electronically Recorded
2016 Apr 19 01:16 PM NC Rev Stamp: \$ 380.00
Book: 7912 Page: 98 Fee: \$ 26.00
Instrument Number: 2016011697
DEED

**NORTH CAROLINA
GENERAL WARRANTY DEED**

4330.00
Excise Tax: 598.00 Recording Time, Book and Page:
Tax Map No. Parcel Identifier No: **102807**

Mail after recording to: **GRANTEE**

This instrument was prepared by: **H. EUGENE TATUM III, WITHOUT BENEFIT OF TITLE SEARCH**

THIS DEED made this 11th day of April, 2016 by and between

GRANTOR

FREDERICK S. BATTAGLIA, JR., UNMARRIED

Mailing Address:

GRANTEE

SHERRY HONEYCUTT EVERETT

Property Address: **120 E. PARRISH STREET, UNIT 210, DURHAM, NC 27701**

Mailing Address: **120 E. PARRISH STREET, UNIT 210 DURHAM NC 27701**

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:

Unit 210 LAW BUILDING CONDOMINIUM located in the City of Durham, County of Durham, State of North Carolina, as designated and described in the Declaration of Unit Ownership, dated the 16th day of March, 1979, executed pursuant to the provisions of Chapter 47A of the General Statutes of North Carolina, and recorded in Real Estate Book 1021, Page 332, Durham County Registry, to which reference is hereby made for a more particular description.

The land upon which the condominium is situated is the easternmost 60 feet of the property conveyed to Timothy E. Oates and wife, Joyce R. Oates, by Deed recorded in Real Estate Book 993, Page 850, as amended by Deed recorded in Real Estate Book 997, Page 251, Durham County Registry, and is subject to the beautification easement therein described; said land is more particularly shown as Lot 1 of the property of Timothy E. Oates and wife, Joyce R. Oates, as per plat and survey thereof by George C. Love, Jr., R.L.S., Job No. 16360, dated February 22, 1979, a copy of which is attached to the Law Building Condominium Declaration.

Submitted electronically by "Kennon Craver, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2030, Page 622, DURHAM County Registry.

A map showing the above described property is recorded in Plat Book 95, Page 79, and referenced within this instrument.

Does the above described property include the primary residence (yes/no) ? No

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:

RESTRICTIONS AND EASEMENTS OF RECORD.

REAL PROPERTY TAXES FOR THE 2016, WHICH ARE 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.

(Entity Name) Frederick S. Battaglia, Jr. (SEAL)
FREDERICK S. BATTAGLIA, JR.,

By: _____ (SEAL)
Title: _____

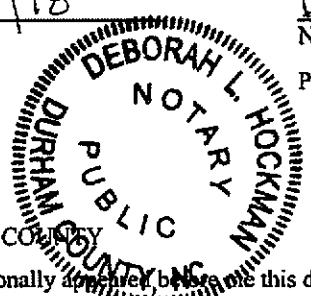
By: _____ (SEAL)
Title: _____

_____ (SEAL)

NORTH CAROLINA DURHAM COUNTY

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: FREDERICK S. BATTAGLIA, JR., UNMARRIED. Witness my hand and official stamp or seal, this the 19th day of April, 2016

My Commission Expires: 1/29/18
Deborah L. Hockman
Notary Public
Print Notary Name: Deborah L. Hockman



NORTH CAROLINA DURHAM COUNTY

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: _____ . Witness my hand and official stamp or seal, this the _____ day of _____, _____

My Commission Expires: _____
Notary Public
Print Notary Name: _____