

12/20/2022 11:15:41AM

BT: OPR B: 9837 P: 864 Pages: 3

DEED - DEED

Fee: \$486.00 Excise Tax: \$460.00

INSTRUMENT #2022047235

Tonya Redfearn

SPECIAL WARRANTY DEED

Excise Tax: 460.00

Tax Parcel Number: 0821-63-57-9718

Mail after recording to: Grantee

This instrument was prepared by: Ronald G. Coulter, Attorney at Law, Without a Title Examination or Current Plat of Survey

THIS DEED made this 16th day of December, 2022, by and between

GRANTOR

ROGER E. HILL and Wife, GLORIA T. HILL

Mailing Address: 5132 N. Willowhaven Drive, Durham, NC 27712

GRANTEE

MIGUEL GOVEA SALAZAR, a single man

Mailing Address:

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 situated in the City of Durham, City Township, Durham County, North Carolina, and more particularly described as follows:

See the attached Exhibit, which is incorporated herein by reference.

The property herein described was acquired by Grantor by instrument recorded in Book 2314, Page 892.

A map showing the above-described property is recorded in Plat Book 60, Page 93.

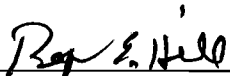
The above-described property does not include the primary residence of the Grantor.

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.

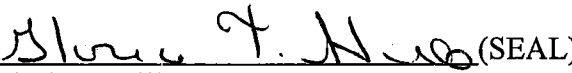
And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is hereby conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of ways and easements properly of record, if any and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.



Roger E. Hill (SEAL)



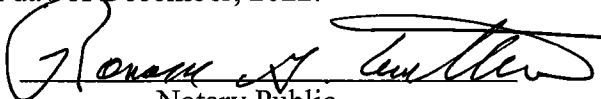
Gloria T. Hill (SEAL)

STATE OF NORTH CAROLINA
DURHAM COUNTY

I hereby certify that the following persons personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Roger E. Hill and Gloria T. Hill, Grantors.

Witness my hand and official stamp or seal, this the 16th day of December, 2022.

My Commission Expires: 12/06/2026



Notary Public

SEAL:

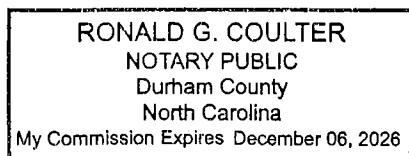


EXHIBIT A

REAL PROPERTY OF MIGUEL GOVEA SALAZAR

LYING AND BEING in Durham Township, Durham County, North Carolina, on the northwest side of University Drive, and being all of what is shown and designated as Lots 2 and 3 on that plat of survey entitled "PROPERTY OF DURHAM FOODS, INC.", surveyed by George C. Love Jr., RLS, dated October 7, 1968 and of record in Plat Book 60, Page 93 of the Durham County Registry, to which plat reference is hereby made for a more particular description of the property conveyed.

The street address for this property is 1204 University Drive Durham, North Carolina 27707.