

FOR REGISTRATION  
Willie L. Covington  
REGISTER OF DEEDS  
Durham County, NC  
2013 MAY 20 03:22:41 PM  
BK:7269 PG:85-86  
DEED  
FEE: \$26.00  
EXCISE TAX: \$50.00  
INSTRUMENT # 2013018481  
APRILJ



Revenue: \$50.00

**Prepared By:** Nathan M. Garren, a licensed North Carolina attorney. Delinquent taxes, if any to be paid by the closing attorney to the tax collector upon disbursement of closing proceeds.

**Mail To:** Grantee

**PIN:** 0832-17-10-5365

STATE OF NORTH CAROLINA  
COUNTY OF DURHAM

GENERAL WARRANTY DEED

THIS DEED, made this 20th day of May, 2013, by and between **Lannie Ragland and wife, Belinda Ragland** (hereinafter "Grantors") and **P&G Construction Company, Inc.** (hereinafter "Grantee") with a mailing address of 1216 Highway 15, Durham, NC 27522.

**WITNESSETH:**

THAT Grantors in consideration of Ten Dollars (\$10.00) and other valuable consideration to them paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey, unto Grantee, its heirs, successors and assigns **that certain tract or parcel of land situate in Durham County, North Carolina and described as Beginning at a stake on the west side of Roxboro Street, said stake being located North 18 degrees 08 minutes west 126 feet from the northern curb line of Geer Street and running thence North 70 degrees 41 minutes West 175.7 feet to a stake; thence North 18 degrees 07 minutes East 50.5 feet to a stake; thence South 70 degrees 45 minutes East 175.7 feet to a stake on the west side of Roxboro Street South 18 degrees 08 minutes West 50.33 feet to a stake, the point of Beginning, and being that certain lor shown on the plat entitled "Property of Herbert C. O'Briant" recorded in Plat Book 13, Page 119, Durham County Registry. To which reference is hereby made for a more particular description. In this property is located a house designated as 1205 North Roxboro Street. See Deed Book 957, Page 869, Durham County Registry for further reference.**

TO HAVE AND TO HOLD the said land, together with all privileges and appurtenances as thereunto belonging unto the said Grantee in fee simple.

And the Grantors covenants with the Grantee, that the Grantors are 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 Grantors 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:

- 1. Ad Valorem taxes for the year 2013 and thereafter.
- 2. Restrictive covenants and easements of record.

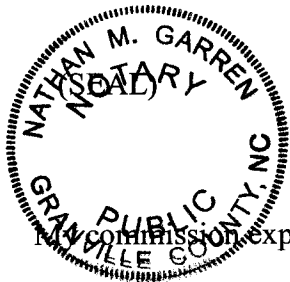
IN WITNESS WHEREOF, the Grantors have hereunto set their hands and affixed their seals the day and year first above written.

*Lannie Ragland* (SEAL)  
**Lannie Ragland**

*Belinda Ragland* (SEAL)  
**Belinda Ragland**

STATE OF NORTH CAROLINA, COUNTY OF GRANVILLE

I, Nathan M. Garren, a notary public for the County of Granville and State of North Carolina, do hereby certify that **Lannie Ragland and Belinda Ragland** personally appeared before me this day, and acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed. Witnessed my hand and official seal, this 20th day of May, 2013.



*Nathan M. Garren*  
 Notary Public