

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2021 Nov 10 09:04 AM
Book: 9524 Page: 38
NC Rev Stamp: \$ 1400.00 Fee: \$ 26.00
Instrument Number: 2021057512
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

This instrument prepared by: C. Allen York, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds

Excise Tax: \$1,400.00

Parcel Identifier No. 0832-18-40-6880 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Smith, Anderson, Blount, Dorsett, Mitchell & Jernigan, LLC (CAY)

Brief description for the Index: 1210 Edgar Street _____

THIS DEED made this 10th day of November, 2021, by and between

GRANTOR	GRANTEE
Jeffrey L. Allen, unmarried <u>1210 Edgar St</u> <u>Durham NC 27701</u>	Deacon Properties, L.L.C., a North Carolina limited liability company PO Box 1708 Dunn, North Carolina 28335

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, Durham County, North Carolina and more particularly described as follows:

BEGINNING at a point on the South side of Edgar Street said point being the Northeast corner of property described in Deed Book 404, Page 327, and belonging to General Telephone Company of the Southeast and running thence South 76°33' East along the South aide of Edgar Street a distance of 120.18 feet to a stake; thence South 10°17' West a distance of 354.88 feet to a stake; thence North 79°43' West 120 feet to a stake in the property line of the aforesaid property of General Telephone Company of the Southeast; thence North 10°17' East a distance of 361.52 feet to the point and place of BEGINNING, being the property shown on plat and survey of J. Watts Copley dated June 24, 1982, to which reference is hereby made for a more particular description of same.
Included in the above conveyance is all right, title and interest of Grantors in and to the sanitary sewer easement recorded in Book 1620, Page 668, Durham County Registry.

Submitted electronically by Smith Anderson Blount Dorsett Mitchell Jernigan LLP in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

This

The property hereinabove described was acquired by Grantor by instrument recorded in Book 8323, Page 304, Durham County Registry.

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

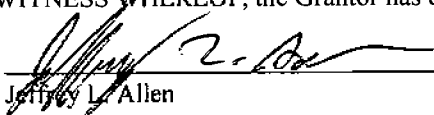
A map showing the above described property is recorded in Plat Book _____ page _____.

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.

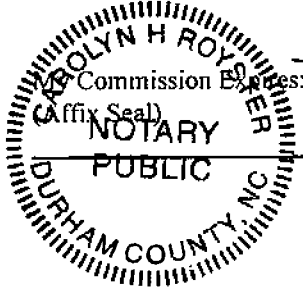
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:


- 1) Ad Valorem taxes for 2021 and subsequent years.
- 2) All easements, covenants and restrictions of record.
- 3) Zoning ordinances and other governmental restrictions on the use and development of real property.

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

 _____ (SEAL)
 Jeffrey L. Allen

State of NC - County or City of Durham
 I, the undersigned Notary Public of the County or City of Durham and State aforesaid, certify that **Jeffrey L. Allen** 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 2 day of November, 2021.




 _____ Notary Public
 Notary's Printed or Typed Name