

Register of Deeds

Sharon A. Davis  
Durham County, NC

08/24/2022 01:51:14 PM

BT: OPR B: 9768 P: 519 Pages: 3

DEED - DEED

Fee: \$1026.00 Excise Tax: \$1000.00

INSTRUMENT #2022034321

tredfearn



## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 1000.00

Parcel Identifier No. 109716

Mail/Box to: Grantee

This instrument was prepared by: Ronald G. Coulter, Attorney at Law, Without a Title Examination

Brief Description for the Index: 0.85 ac. Carl and Juanita Clark Prop.; PB 72/51

THIS DEED made this 24th day of August, 2022, by and between

<b>GRANTOR</b> <b>TOMMY JOE MCCORKLE and Wife,</b> <b>BETSY A. SMITH MCCORKLE</b>	<b>GRANTEE</b> <b>ROLAND GOBERT, II and Wife,</b> <b>STACY LYNN HALL GOBERT</b> <b>1422 William Riley Road</b> <b>Efland, NC 27243</b>
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Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

This 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 of 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 A, which is incorporated herein by reference.

No portion of the property herein conveyed includes the primary residence of Grantor(s).

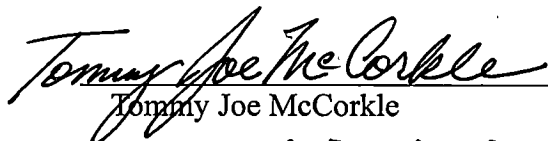
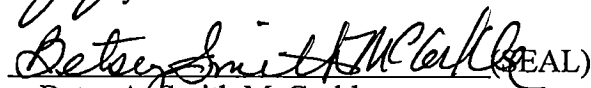
The property herein described was acquired by Grantor by instrument recorded in Book 1832 at Page 275.

A map showing the above described property is recorded in Plat Book 72, Page 51.

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:  
Liens and exceptions of record.

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

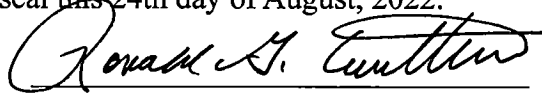
 (SEAL)  
Tommy Joe McCorkle  
 (SEAL)  
Betsy A. Smith McCorkle

**STATE OF NORTH CAROLINA**

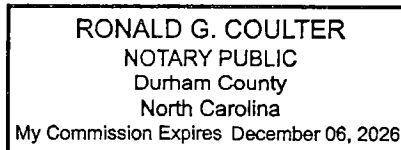
**COUNTY OF Durham**

I, the undersigned Notary Public of the County and State aforesaid, certify that Tommy Joe McCorkle and Betsy A. Smith McCorkle 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 24th day of August, 2022.

My Commission Expires: 12/06/2026

  
Notary Public

(Notary Seal)



**EXHIBIT A**

REAL PROPERTY OF TOMMY JOE MCCORKLE AND BETSY A. SMITH-MCCORKLE

LYING ON THE NORTH SIDE OF AVONDALE DRIVE (NEAR ITS INTERSECTION WITH GEER STREET) AND BEING ALL OF THE 0.85 ACRE TRACT SHOWN ON PLAT OF SURVEY CARL E. CLARK AND WIFE, JUANITA B. CLARK, RECORDED IN PLAT BOOK 72 AT PAGE 51 (A) DURHAM COUNTY REGISTRY OF DEEDS, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME.

This conveyance is made and accepted subject to that certain right of way to the North Carolina Department of Transportation as described in Book 1101, page 92, Durham County Registry, and that certain drainage easement to the North Carolina Department of Transportation as described in Book 1101, page 96, Durham County Registry.

The street address for this real property is 1214 Avondale Drive, Durham, North Carolina 27701