FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2018 Sep 10 12:56:45 PM
BK:8505 PG:231-233
DEED
FEE: $26.00
INSTRUMENT # 2018031814
EXCISE TAX: $1.038.00
SMMARSH
2018031814

Excise Tax $ 1038.00

Recording Time, Book and Page

Mail after recording to: **Grantee**

This instrument was prepared by: **Richard M. Hutson, II, Esq., Hutson Law Office, P.A., PO Drawer 2252-A, Durham NC 27702**

NORTH CAROLINA WARRANTY DEED

THIS DEED made **August 30, 2018**, by and between

GRANTOR	GRANTEE
Robert N. Rosenstein and wife, **Deborah B. Rosenstein** **3 Cedar Crest Trail** **Bahama NC 27503**	**Michelle Rene Ketchum** **3328 Old Chapel Hill Road** **Durham NC 27707**

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 interest in all that certain lot or parcel of land situated in the City of **Durham**, **Durham** County, North Carolina, and more particularly described as follows:

Being all that real property described on "Exhibit A" attached hereto and incorporated herein by reference.

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 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 subject to the following exceptions:

1. 2018 ad valorem taxes
2. Rights of parties in possession as tenants under unrecorded leases.
3. Matters revealed on Plat Book 99, page 104, and storm drain along northern property line of Lot 7.
4. Routine utility easements.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its corporate name by its duly authorized officer, the day and year first above written.

_____ (SEAL)
Robert N. Rosenstein

_____ (SEAL)
Deborah B. Rosenstein

NORTH CAROLINA
DURHAM COUNTY

I, the undersigned, a Notary Public of the County and State aforesaid, certify that **Robert N. Rosenstein and wife, Deborah B. Rosenstein**, Grantors, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this ~~29th~~ 30th day of **August, 2018**.

JAMIS P. WADE NOTARY PUBLIC DURHAM COUNTY, N.C.

_____
Notary Public

My commission expires: 8/23/2020

00028323.WPD

EXHIBIT A

Property 1: 1306 Marne Avenue, Durham NC 27704; Parcel No. 172814

BEING all of Lot 23 of Horton Woods as shown on plat and survey dated May 1981, recorded in Plat Book 99, page 104, Durham County Registry, to which reference is made for a more particular description.

Property 2: 4207 Thames Avenue, Durham NC 27704; Parcel No. 172825

BEING all of Lot 7 of Horton Woods as shown on plat and survey dated May 1981, recorded in Plat Book 99, page 104, Durham County Registry, to which reference is made for a more particular description.

Property 3: 4216 Thames Avenue, Durham NC 27704; Parcel No. 172835

BEING all of Lot 2 of Horton Woods as shown on plat and survey dated May 1981, recorded in Plat Book 99, page 104, Durham County Registry, to which reference is made for a more particular description.