

Register of Deeds
Sharon A. Davis
Durham County, NC
05/17/2022 03:50:30PM
BT: OPR B: 9695 P: 670 Pages: 3
DEED - DEED
Fee: \$1,326.00 Excise Tax: \$1300.00
INSTRUMENT #2022020293
Sharon Marsh

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,300.00

Parcel Identifier No. 0718-19-14-0517 Verified by _____ County on the _____ day of _____, _____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Gwynn, Edwards & Getter, PA

Brief description for the Index: 1.193 Acres, Lots 20, 21, 22 and 8 Hope Valley Heights

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

GRANTOR

GRANTEE

Jude Tallman, a free trader

**GLO PROPERTY, LLC, a North
Carolina limited liability company**

**119 Black Oak Place,
Chapel, Hill, NC 27517**

**9650 Brier Creek Pkwy, Ste 101
Raleigh, NC 27617**

Enter in the appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, and 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, _____ Township, Durham County,
North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 9399 page 370.
All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 28 page 1.

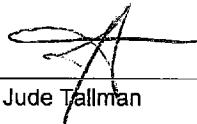
Submitted electronically by "Gwynn, Edwards & Getter, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

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 the current year and subsequent years.
2. Easements, restrictions and other matters of record affecting title to the subject property.

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

_____ (Entity Name)  _____ (SEAL)
Jude Tallman

By: _____ (SEAL)
Title: _____

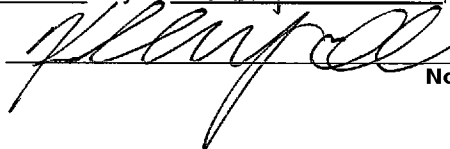
By: _____ (SEAL)
Title: _____

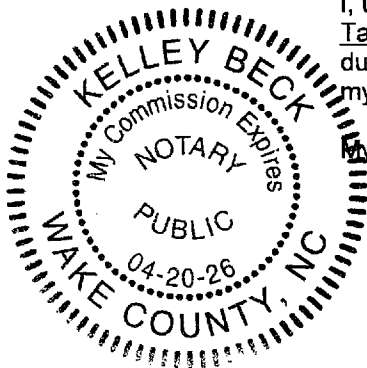
By: _____ (SEAL)
Title: _____

SEAL - STAMP State of NC - County of WAKE

I, the undersigned Notary Public of the County and State aforesaid, certify that Jude Tallman, a free trader 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 this 12 day of MAY, 2022.

My Commission Expires: 04/20/2026

 _____
Notary Public



ATTACHMENT

EXHIBIT A

BEING ALL OF LOTS 20, 21 AND 22, HOPE VALLEY HEIGHTS AND LOT #8 AS SHOWN ON N.C. HIGHWAY 54, AS PER PLAT AND SURVEY THEREOF BY HUNTER JONES, C.E., DATED NOVEMBER, 1953 AND NOW ON FILE IN THE OFFICE OF THE REGISTER OF DEEDS OF DURHAM COUNTY IN PLAT BOOK 28A AT PAGE 1 TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME.

LESS AND EXCEPT THE WESTERNMOST 10 FEET OF SAID LOT #8, WHICH PROPERTY WAS CONVEYED BY M.P. BARNES TO W.J. MCGHEE, ET. AL., BY DEED DATED MAY 22, 1961, RECORDED IN DEED BOOK 276 AT PAGE 1, DURHAM COUNTY REGISTRY.

FOR RIGHT OF WAY DEDICATION ALONG SAID LOT, REFERENCE TRACT 4 AS SHOWN IN PLAT BOOK 179, PAGES 275-287, DURHAM COUNTY REGISTRY.

**PARCEL ID: 135915
KNOWN AS: 1310 W NC HWY 54, DURHAM, NC 27713**