

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2019 Jan 03 03:59 PM NC Rev Stamp: \$ 340.00
Book: 8574 Page: 207 Fee: \$ 26.00
Instrument Number: 2019000207
DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$340.00

Parcel Identifier 177731 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: William A. Anderson, III, Attorney, Kennon Craver, PLLC

Brief description for the Index: 1420 Old Oxford Rd

THIS DEED made this 3 day of January, 2019, by and between

GRANTOR	GRANTEE
Melissa Casey Simpson and spouse, Samuel Eli Simpson 2111 Woodrow Street Durham, NC 27705	Watauga Unique Properties, LLC, a North Carolina limited liability company 380 Knollwood Street, Suite 700 Winston Salem, NC 27103

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 Durham County, North Carolina, and more particularly described as follows (the "Property"):

SEE ATTACHED EXHIBIT A INCORPORATED HEREIN BY REFERENCE

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 8560, Page 818, Durham County Register of Deeds.

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.

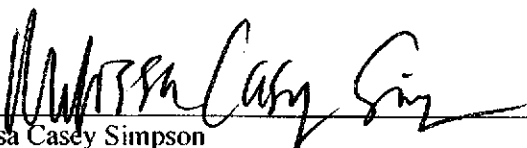
KC: 389011

submitted electronically by "Kennon Craver, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

AND THE GRANTOR covenants with the Grantee, that Grantor has 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 following exceptions:

1. Ad valorem taxes for 2019 and subsequent years;
2. Zoning ordinances;
3. Subject to matters shown in plats recorded in Plat Book 152, Page 29, Book 105, Page 105, and Book 188, Pages 99 and 101;
4. Easement to DRAIN recorded in Book 6759, Page 656;
5. Right of way to NCDOT recorded in Book 2013, Page 514; and
6. Matters as shown by survey prepared by W. G. Autry Land Surveyor, dated June 22, 2013.

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

 (SEAL)

 Melissa Casey Simpson

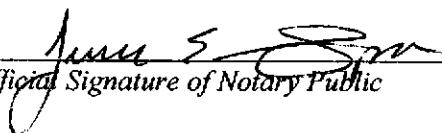
Durham County, North Carolina

I certify that the following person personally appeared before me this day acknowledging to me that he signed the foregoing document: Melissa Casey Simpson

Date: January 3, 2019

(Affix Official Seal below)

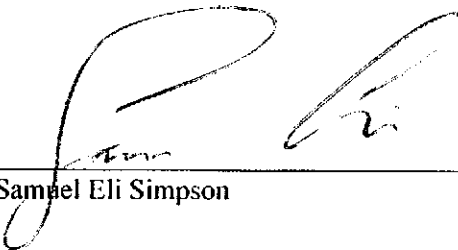




 Official Signature of Notary Public

Print Name: Jenna E. Spain

My commission expires: 09/27/2020

 (SEAL)

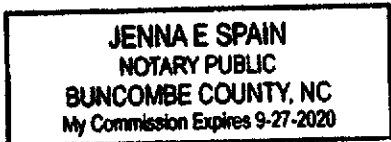
 Samuel Eli Simpson

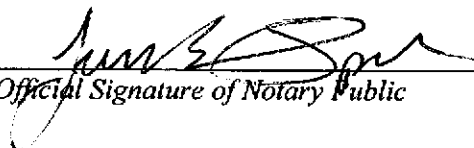
Durham County, North Carolina

I certify that the following person personally appeared before me this day acknowledging to me that he signed the foregoing document: Samuel Eli Simpson

Date: January 3, 2019

(Affix Official Seal below)





 Official Signature of Notary Public

Print Name: Jenna E. Spain

My commission expires: 09/27/2020

Exhibit A

BEGINNING at an existing iron pipe, located at the northwest corner of that 2.00 acre Lot shown in Plat Book 152, Page 29, Durham County Registry, and abutting that right-of-way known as Old Oxford Road and being the southwest corner of the subject property; thence N 28° 11' 51" E 924.16 feet to an existing iron pipe; thence S 88° 26' 23" E 433.77 feet to an existing iron pipe; thence S 29° 32' 01" W 853.67 feet to an existing iron pipe; thence S 82° 24' 24" W 453.46 feet to the point and place of BEGINNING, lying in Durham County, North Carolina and BEING 7.65573 acres +/- as shown on survey prepared by W. G. Autry Land Surveyor, dated June 22, 2013, a copy of said survey is attached to the deed recorded in Book 8560, Page 818, Durham County Registry. This property is further identified with the tax parcel ID 177731 and PIN 0833-02-89-5258.