

03/06/2023 12:11:05PM

BT: OPR B: 9873 P: 681 Pages: 3

DEED - DEED

Fee: \$556.00 Excise Tax: \$530.00

INSTRUMENT #2023053978

Tonya Redfearn

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$530.00

Parcel Identifier: 101034 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Kennon Craver, PLLC (WAA)

Brief description for the Index: Lot 7, Block C, WESTOVER

THIS DEED made effective as of the 0<sup>th</sup> day of March, 2023, by and between

GRANTOR

GRANTEE

Charles J. Alden and wife,  
Teresita M. Alden

Eno Investments, LLC,  
a North Carolina limited liability company

3637 Laurel Creek Way  
Durham, NC 27712

4030 Forrestdale Drive  
Durham, NC 27712

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, 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, \_\_\_\_\_ Township, Durham County, North Carolina, and more particularly described as follows:

**See Exhibit A attached and incorporated herein by reference.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4195, Page 697.

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 14, Page 48.

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#492221

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 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 whomsoever claiming by, under or through Grantor, except for the following exceptions:

Ad valorem taxes for 2023 and subsequent years; zoning ordinances; matters that would be revealed by a current and accurate survey; and covenants, easements, restrictions and rights of way of record.

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

Charles J. Alden (SEAL)  
Charles J. Alden

Teresita M. Alden (SEAL)  
Teresita M. Alden

State of North Carolina County of DUMAM

I certify that the following person personally appeared before me this day acknowledging to me that he/she signed the foregoing document: Charles J. Alden and Teresita M. Alden.

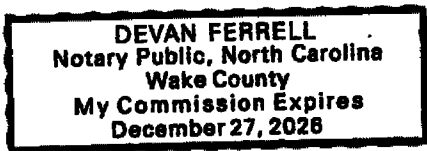
Date: MARCH 6, 2023

(Affix Official Seal below)

Devan Ferrell  
Official Signature of Notary Public  
Notary Public

Print Name: Devan Ferrell

My commission expires: 12/27/2026



**EXHIBIT A**

LYING on the western side of Broad Street, and being all of Lot 7 in Block C of WESTOVER as per plat and survey thereof now on file in Plat Book 14 at page 48 in the Office of the Register of Deeds of Durham County, to which plat reference is hereby expressly made for a more particular description of same.