

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2016 FEB 03 03:21:10 PM
BK:7867 PG:993-994
DEED
FEE: \$26.00
EXCISE TAX: \$382.00
INSTRUMENT # 2016003308
SDAVIS



**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ 382.00

Recording Time, Book and Page

Parcel Ref. No. 100990

Parcel Identifier No. 0822-10-47-1118

Mail after recording to: Grantee: 207 Equestrian Chase, Rougemont, NC 27572

This instrument was prepared by: William W. Browning, Atty (16-036)

THIS DEED made this **1st** day of **January, 2016**, by and between

GRANTOR

KIMBERLY SHUFFLER (Single)
Address: 17 Surrey Lane, Durham, NC 27707

GRANTEE

CPHS PROPERTIES, LLC
Address: 207 Equestrian Chase, Rougemont, NC 27572

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 or parcel of land and more particularly described as follows:

LYING on the eastern side of Broad Street (formerly Seventh Street) and being all of Lot 4 in Block 59 of the PROPERTY OF THE SUBURBAN LAND & POWER CO. as per plat and survey thereof now on file in Plat Book 5 at Page 41 (formerly Plat Book 2, Page 8) 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.

This property has street address 1426 Broad Street.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2240, Page 466, Durham County Registry.

A map showing the above described property is recorded in Plat Book 5, Page 41, and referenced within this instrument.

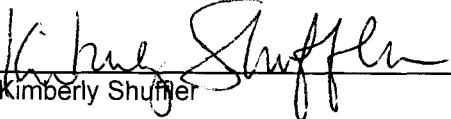
The above described property does does not include the primary residence of the Grantor.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

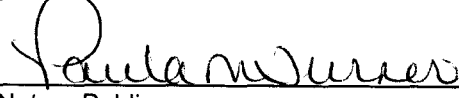
 (SEAL)
Kimberly Shuffler

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

I, Paula M. Turner, a Notary Public, hereby certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Kimberly Shuffler, Grantor.

Witness my hand and official stamp or seal, this the 2nd day of January, 2016.

My Commission Expires: 03-27-2016


Notary Public

Print Notary Name: Paula M. Turner

