

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2016 Dec 02 03:20 PM NC Rev Stamp: \$ 150.00
Book: 8080 Page: 138 Fee: \$ 26.00
Instrument Number: 2016042330
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Stamps: \$150.00

Real Estate ID #: 134630

The property herein conveyed is at least one of Grantors' primary residence. (NCGS 105-317.2)

After recording, MAIL TO GRANTEE

This instrument was prepared by: Moore & Alphin, PLLC (RHH) (No title search performed)

Brief description for the Index: Lot 4, Saint Andrews Commons Subdivision, Section 2

THIS DEED is made this 23 day of November, 2016, by and between

GRANTOR

Maria Terhak, unmarried

Grantor's Address:

15 Saint Andrews Court
Durham, NC 27707

GRANTEE

J. Fuller Homes, LLC,
a North Carolina limited liability company

Grantee's Address:

8801 Fast Park Dr Ste 301

Raleigh, NC 27617

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.

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

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, Triangle Township, DURHAM County, North Carolina and more particularly described as follows:

All of Lot 4, Saint Andrews Commons Subdivision, Section 2, as shown on a plat recorded in Plat Book 115, Page 1, Durham County Registry.

The property herein described was acquired by Grantor by instrument recorded in Book 7752, Page 855, Durham County Registry.

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.

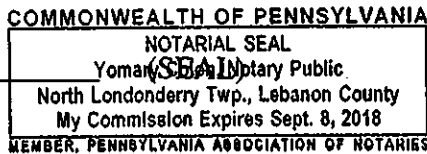
AND THE GRANTOR covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

- The lien of *ad valorem* real property taxes for 2017 and thereafter.
- Easements of record affecting the property.
- Restrictive covenants of record affecting the property.

IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal, as of the day and year first above written.

Maria Tershak

Maria Tershak



STATE OF Pennsylvania Lebanon COUNTY:

I, the undersigned, a Notary Public of the State aforesaid, certify that **Maria Tershak**, personally came before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the 23 day of November, 2016.

Yomary Colon

Yomary Colon Notary Public
(Print Name)

My commission expires: 9.8.2018

