


FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2015 SEP 04 02:44:08 PM
BK: 7781 PG: 597-598
DEED
FEE: \$26.00
EXCISE TAX: \$600.00
INSTRUMENT # 2015029848
SCEARNEL

2015029848

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$600.00

Recording: Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. 0840-04-71-6804
Verified by _____ County on the _____ day of _____, 20
by _____

Mail after recording to: **Admiral Properties, LLC**
P. O. Box 71815, Durham, N. C. 27722

This instrument prepared by **Alan S. Hicks, Attorney at Law (Title not examined)**

Brief Description for the Index **1503 South Miami Boulevard**

THIS DEED made this 2nd day of September, 2015, by and between:

GRANTOR	GRANTEE
<p>William D. Johnson (Divorced) 1503 South Miami Boulevard Durham, North Carolina 27703</p>	<p>Admiral Properties, LLC P. O. Box 71815 Durham, North Carolina 27722</p>

Enter in 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, 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 **Oak Grove Township, Durham County, North Carolina**, and more particularly described as follows:

Lying and being in Oak Grove Township, Durham, County, North Carolina and being all of Lots 24, 25, 26, 27, 28, 29 and 30 of Block D of Lynnwood Park as per plat and survey thereof recorded in Plat Book 6, Page 74, Durham County Registry, to which plat reference is hereby made for a more particular description of same.

This property does not include the personal residence of the Grantor.

The property hereinabove-described was acquired by Grantor by instrument recorded in **Book 3162, Page 399, Durham County Registry.**

A map showing the above-described property is recorded in **Plat Book 6, Page 74, Durham County Registry.**

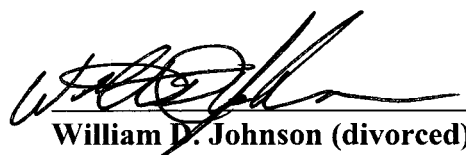
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 except for the exceptions hereinafter stated.

TITLE TO THE PROPERTY hereinabove-described is subject to the following exceptions:

Notwithstanding anything elsewhere herein contained to the contrary, Grantor retains the lifetime right to the rent-free use of that portion of the commercial building located upon the above described property that currently serves as his office. His estate shall have thirty days from the date of his death within which to vacate said premises.

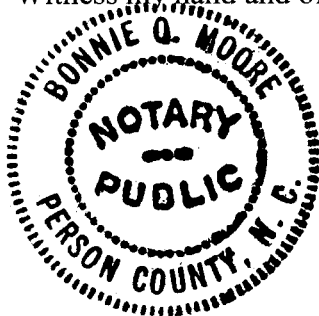
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.


 (SEAL)
William D. Johnson (divorced)

NORTH CAROLINA
Person COUNTY

I, Bonnie O. Moore, a Notary Public of the State and County aforesaid, certify that William D. Johnson (divorced) personally appeared before me this day and acknowledged the voluntary execution of the foregoing document for the purpose therein stated.

Witness my hand and official seal, this the 2nd day of September, 2015.




Notary Public

Bonnie O. Moore
Print or Type Name

My Commission Expires: 2-15-2016

William D. Johnson/Deed for 1503 South Miami Boulevard