

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2014 MAR 24 03:42:11 PM
BK:7460 PG:75-76
DEED
FEE:\$26.00
EXCISE TAX:\$153.00
INSTRUMENT # 2014007713
SCEARNEL



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$153

Parcel Identifier No. 100751 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Arges Law Firm, P.C., 3200 Croasdaile Drive, Suite 706, Durham, NC 27705

This instrument was prepared by: Arges Law Firm, P.C., 3200 Croasdaile Drive, Suite 706, Durham, NC 27705

Brief description for the Index: _____

THIS DEED made this 24th day of March, 2014 by and between

GRANTOR	GRANTEE
Joan M. Austin Daniel L. Morgan 701 Watts Street Durham, NC 27701	Jason M. Chumley and John C. Nouls As Joint Tenants with Right of Survivorship 1312 W. Markham Avenue Durham, NC 27705

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 or parcel of land situated in the City of Durham, _____ City _____ Township, Durham County, North Carolina and more particularly described as follows:

Being all of Lot A as shown on the plat of the Property of Thomas H. Brock, Jr. Estate by Robert W. Young, Land Surveyor, dated November 3, 1985 and recorded in Durham County Registry in Plat Book 109, Page 124, to which reference is herewith made for a more particular description of same.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1243 page 184.

All or a portion of the property herein conveyed _____ includes or X 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.

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: Right of Ways, Restrictions and Easements of record.

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

By: _____ (Entity Name) Joan M Austin (SEAL)
 Print/Type Name: Joan M. Austin

By: _____ Daniel L. Morgan (SEAL)
 Print/Type Name & Title: _____
 Print/Type Name: Daniel L. Morgan

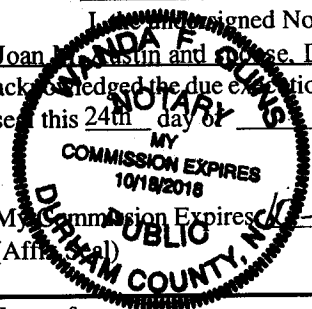
By: _____ (SEAL)
 Print/Type Name & Title: _____
 Print/Type Name: _____

By: _____ (SEAL)
 Print/Type Name & Title: _____
 Print/Type Name: _____

State of North Carolina - County or City of Durham

I, the undersigned Notary Public of the County or City of Durham and State aforesaid, certify that Joan M. Austin and spouse, Daniel L. Morgan personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 24th day of March, 2014.

My Commission Expires: 10-18-2018
 (Affix Seal) Wanda F. Guins Notary Public
 Notary's Printed or Typed Name



State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____ (Affix Seal) _____ Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____ (Affix Seal) _____ Notary Public
Notary's Printed or Typed Name