

FOR REGISTRATION  
Sharon A. Davis  
REGISTER OF DEEDS  
Durham County, NC  
2019 Jan 11 08:43:31 AM  
BK:8577 PG:314-317  
DEED  
FEE: \$26.00  
INSTRUMENT # 2019000892  
EXCISE TAX: \$339.00  
TREFEARN



## NORTH CAROLINA GENERAL WARRANTY DEED

Prepared by: Gary Berman, atty.  
Return to: Grantee  
Excise tax: \$339.00

Grantee's mailing address: 15 Shepard Springs Court, Durham, NC 27713  
Grantor's mailing address: 4037 Lila Blue Lane, Raleigh, NC 27612

The property herein described does not include the Grantor's primary residence.

**THIS DEED**, dated January 4, 2019, is from Betty Ann Bunn (unmarried) (herein called the Grantor) to Ehmann Inc. (herein called the Grantee). The Grantee is a corporation.

The designations "Grantor" and "Grantee" as used herein shall include said parties and their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.

The Grantor, for valuable consideration, hereby grants, bargains, sells, and conveys to the Grantee, in fee simple, all of the following-described real estate located in Durham County, North Carolina, and more particularly described as follows:

Property One: 1515 Holloway Street (tax parcel 113690)

BEGINNING at a point that is north 19 degrees 15 minutes east 15 feet from the southwest corner of Lot 6 in Block 11 of Hillcrest as per plat recorded in Plat Book 5A, page 62, Durham County Registry; from said beginning point, running north 70 degrees 45 minutes west 77.33 feet along a line parallel to and 40 feet north of the center line of Holloway Street to a point on the eastern property line of Lot 4 in said Block 11; thence north 19 degrees 15 minutes east 165 feet along the eastern line of said Lot 4, to the northeast corner of said Lot 4; thence south 86 degrees 6 minutes east along the southern line of Lot 7 in Block 11, to the northwest corner of said Lot 6; thence south 19 degrees 15 minutes west 132.75 feet along the western line of said Lot 6, to the place of BEGINNING, and BEING the northern portion of Lot 5 in said Block 11. (Note: Plat Book 5A has been known as Plat Book 5.)

A prior deed of this property is recorded in Deed Book 343, page 420, Durham County Registry.

Property Two: 1517 Holloway Street (tax parcel 113691)

BEING all of Lot 6 in Block 11 of Hillcrest as per plat recorded in Plat Book 5A, page 62, Durham County Registry. (Note: Plat Book 5A has been known as Plat Book 5.)

A prior deed of this property is recorded in Deed Book 343, page 420, Durham County Registry.

Property Three: 1611 Bunn Terrace (tax parcel 113692)

BEING all of Lots 38, 39, and 40, in Block C of Section 2 of Hillcrest as per plat recorded in Plat Book 6A, page 46, Durham County Registry. (Note: Plat Book 6A has been known as Plat Book 6.)

A prior deed of this property is recorded in Deed Book 343, page 420, Durham County Registry.

Property Four: 1617 Bunn Terrace (tax parcel 113696)

BEGINNING at a stake on the western edge of Bunn Terrace (formerly Rogers Terrace) at a common corner of Lots 28 and 29 in Block C of Section 2 of Hillcrest as per plat recorded in Plat Book 6A, page 46, Durham County Registry; running thence 209 feet along the line dividing said Lots 28 and 29, to the other common corner of those two lots; thence north 59 degrees 15 minutes east 200 feet to an iron stake at a common corner of Lots 24 and 25 in said Block C; thence along the eastern line of said Lot 25, south 12 degrees east 113 feet to an iron stake in said eastern line; thence south 78 degrees west 50 feet to an iron stake; thence south 12 degrees east 150 feet to a stake in the northern edge of

Bunn Terrace at a common corner of Lots 26 and 27 in said Block C; thence counterclockwise 50 feet along the northern edge of Bunn Terrace, to the place of BEGINNING, and BEING all of Lots 27 and 28 and a portion of Lots 25 and 26, in Block C of Section 2 as per said plat. (Note: Plat Book 6A has been known as Plat Book 6).

A prior deed of this property is recorded in Real Estate Book 1129, page 414, Durham County Registry.

Property Five: 1619 Bunn Terrace (tax parcel 113697)

BEGINNING at a stake in the western edge of Bunn Terrace (formerly Rogers Terrace), 456.73 feet from the northern edge of Holloway Street as measured along said western edge of Bunn Terrace; from said beginning point, running north 12 degrees west 150 feet; thence north 78 degrees east 50 feet to a stake; thence south 12 degrees east 150 feet to the western edge of Bunn Terrace; thence with said western edge of Bunn Terrace 50 feet to the BEGINNING, and BEING part of Lots 25 and 26, in Block C of Hillcrest, as per plat thereof on file in Plat Book 6A, page 46, Durham County Registry. (Note: Plat Book 6A has been known as Plat Book 6.)

A prior deed of this property is recorded in Real Estate Book 1136, page 149, Durham County Registry.

Property Six: 1621 Bunn Terrace (tax parcel 113698)

BEING all of Lots 22, 23, and 24, in Block C of Section 2 of Hillcrest as per plat recorded in Plat Book 6A, page 46, Durham County Registry. (Note: Plat Book 6A has been known as Plat Book 6.)

A prior deed of this property is recorded in Deed Book 311, page 683, Durham County Registry.

Property Seven: 1131 North Miami Boulevard (tax parcel 113711)

BEING all of Lot 14 of the J. L. Morehead Estate, as per plat thereof on file in Plat Book 28A, page 42, Durham County Registry.

A prior deed of this property is recorded in Deed Book 218, page 39, Durham County Registry.

It is the intention of the parties that this instrument convey all of the properties described in the above-mentioned deeds.

**TO HAVE AND TO HOLD** the aforesaid properties and all privileges, improvements, and appurtenances thereto in fee simple.

**AND** the Grantor hereby covenants with the Grantee that the Grantor is legally seized of said real estate in fee simple; that the Grantor has good and lawful authority to sell and convey said real estate; that the Grantor hereby fully warrants the title to said real estate, and will defend the same against the lawful claims of all; and that said real estate is free of all encumbrances, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to all recorded exceptions.

**IN WITNESS WHEREOF**, the Grantor has signed and sealed this deed.

Betty Ann Bunn (SEAL)  
Betty Ann Bunn

STATE OF North Carolina, COUNTY OF Granville

I, Chelsey D. Garrett, a notary public of the aforesaid state and county, hereby certify that Betty Ann Bunn personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this the 7<sup>th</sup> day of January 2019.

Chelsey D. Garrett  
Notary Public

My commission expires: 03/22/2023

