

FOR REGISTRATION  
Sharon A. Davis  
REGISTER OF DEEDS  
Durham County, NC  
2017 APR 06 02:23:25 PM  
BK:8158 PG:227-229  
DEED  
FEE:\$26.00  
EXCISE TAX:\$210.00  
INSTRUMENT # 2017011328  
TREDFEARN



2017011328

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 210.00

Parcel Identifier No. 159769 & 159770

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: William G. Harriss

Brief description for the Index: Property of J.J. Cheek PB 1A, PG 87

THIS DEED made this 3 day of April, 2017, by and between

GRANTOR	GRANTEE
JOHN ROY BECK, III joined by his wife, BEVERLY SMITH BECK	NANCI MADARIAGA ALVARADO
Address: 808 Snowhill Road Durham, NC 27712	Mailing Address: 2410 Ferrell Road Durham, NC 27704
	Property Address: 1605 & 1607 E. Geer St. Durham, NC 27704

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, \_\_\_\_\_ Township, Durham County, North Carolina and more particularly described as follows:

See attached Exhibit A for legal description

All or a portion of the property herein conveyed does not include the primary residence of the Grantor. (N.C.G.S § 105-317.2).

The property hereinabove described was acquired by Grantor by instrument recorded in Book 349, Page 528; Book 179, Page 239; and Book 310, Page 448.

A map showing the above described property is recorded in Plat Book 1A, Page 87.

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:

**Subject to all easements, restrictions and rights-of-way of record.**

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

\_\_\_\_\_  
(Entity Name)

John Roy Beck III (Seal)  
**JOHN ROY BECK, III**

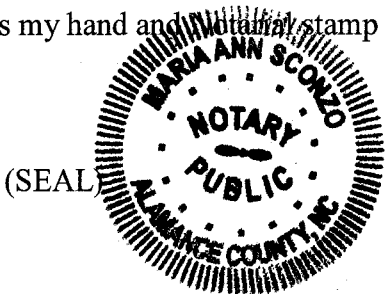
By: \_\_\_\_\_  
Title: \_\_\_\_\_

Beverly Smith Beck (Seal)  
**BEVERLY SMITH BECK**

State of North Carolina - County of Durham

I, the undersigned Notary Public of Alamance County and State of North Carolina, do hereby certify that **JOHN ROY BECK, III, and wife, BEVERLY SMITH BECK** personally appeared before me this day and acknowledged to me that they voluntarily executed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notary stamp or seal this 4 day of April, 2017.



Sign: Maria Ann Sconzo  
Print: Maria Ann Sconzo - Notary Public

My Commission Expires: 6/2/2018

## EXHIBIT A

### Tract 1:

BEGINNING at a stake on the northwest side of now Oxford Highway at the corner of the J.R. Beck Store property and running thence along and with the northwest side of the said new Oxford Highway South 45° 10' West 50 feet to a stake; thence North 47° 20' West 300 feet to a stake North 45° 10" East 50 feet to a stake; thence South 47° 20' East 300 feet to a stake on the northern side of J.R. Beck property now on file in the Office of the Register of Deeds of Durham County in Plat Book 1A at Page 87, to which reference is made.

This property is also known as **Lots 7 and 20** of Plat Book 1A, Page 87

### Tract 2:

BEGINNING at a point in the property line on the northwestern side of the Durham-Oxford Highway (East Geer Street), at the northeast corner of Tract No. 20 as shown on the map hereinafter referred to, which point is North 43° 0' East 350 feet from the northwest intersection of Durham-Oxford Highway and Cheek Street, as shown on said map, and running thence from said beginning point along and with the property line on the northwest side of said highway North 43° 0' East 15 feet to a point; thence North 47° 0' West 300 feet to a point in the northwestern boundary line of Lot No. 6 on the map hereinafter referred to; thence South 43° 0' West 15 feet to a point, the northwest corner of Lot No. 7; thence along and with the northern lines of Lots Nos. 7 and 20, South 47° 0' East 300 feet to the point and place of beginning, and **BEING a portion of Lots Nos. 6 and 19**, as shown on the map of the Property of J.J. Cheek, made by E.C. Belvin, Surveyor, July 21, 1927, and recorded in Plat Book 1A at Page 87, to which map reference is made.

The two above tracts have a street address of 1605 E. Geer Street, Durham, NC and a tax parcel #159769.

### Tract 3:

BEING the major portion of Tract 5 of the J.J. Cheek Estate as shown in Plat Book 10, Page 3, Durham County Registry, to which reference is hereby made. This property is also known as **Lots 1, 2, 3, 4, 5 and a portion of Lot 6; and Lots 14, 15, 16, 17, 18 and a portion of Lot 19, together with a triangular strip of land** lying immediately back of Lots 2, 3, 4, 5 and 6, as shown in Plat Book 1A, Page 87, Durham County Registry.

The property has a street address of 1607 E. Geer Street, Durham, NC and a tax parcel #159770.