

FOR REGISTRATION  
 Willie L. Covington  
 REGISTER OF DEEDS  
 Durham County, NC  
 2015 NOV 23 02:06:14 PM  
 BK: 7829 PG: 197-201  
 DEED  
 FEE: \$26.00  
 EXCISE TAX: \$1,450.00  
 INSTRUMENT # 2015039155  
 SCEARNEL



**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 1450<sup>00</sup>

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Parcel Identifier No. 164078 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_  
 By: \_\_\_\_\_

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Mail/Box to: Grantee 1105 West Chapel Hill Street, Durham, NC 27701

This instrument was prepared by: Joseph W. Marion, attorney, without benefit of title search

Brief description for the Index: Lot 8 Page Pointe Centre

THIS DEED made this 8<sup>th</sup> day of September, 2015, by and between

GRANTOR	GRANTEE
Jessica H Isaacs, Executrix of the Estate of Charlotte D. Henderson	JUHLIN BUILDING, LLC a North Carolina limited liability company
Joan H. Hall (unmarried)	Property Address: 1723 Page Road Extension Durham, NC
Jessica H Isaacs, joined by her husband Steven J. Isaacs	
Address: <u>c/o 5809 DeSlyer Ave.</u> <u>Raleigh, NC 27612</u>	

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, any and all interest in and to that certain lot or parcel of land situated in the City of \_\_\_\_\_, Durham County, North Carolina and more particularly described as follows:

See attached Exhibit A for legal description and Exhibit B for Exceptions

This property herein conveyed does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1708, Page 72. See Durham County estate file for Charlotte D. Henderson, file number: 15 E 831.

A map showing the above described property is recorded in Plat Book 147, Page 169.

**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:

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

**Estate of Charlotte D. Henderson**

BY: \_\_\_\_\_ (SEAL)

Jessica H Isaacs, Executrix

\_\_\_\_\_ (SEAL)

Steven J. Isaacs

\_\_\_\_\_ (SEAL)

Joan H. Ham

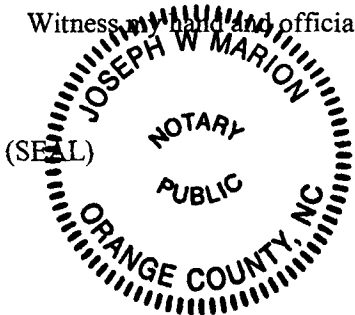
\_\_\_\_\_ (SEAL)

Jessica H Isaacs

**STATE OF NORTH CAROLINA - COUNTY OF Orange**

I, Joseph W Marion, a Notary Public of Orange County, State of North Carolina, do hereby certify that **Jessica H Isaacs, Executrix of the Estate of Charlotte D. Henderson**, personally appeared before me this day and acknowledged to me that they she voluntarily signed the foregoing instrument for the purposes therein expressed.

Witness my hand and official stamp or seal, this 23<sup>rd</sup> day of November, 2015.



Sign: \_\_\_\_\_

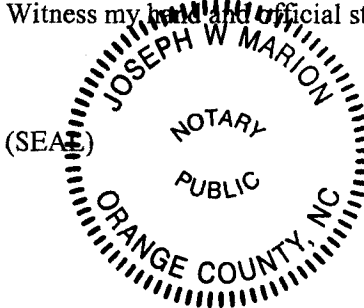
Print: Joseph W Marion - Notary Public

My Commission Expires: 11-20-2018

STATE OF NORTH CAROLINA - COUNTY OF Orange

I, Joseph W Marion, a Notary Public of Orange County, State of North Carolina, do hereby certify that **Joan H. Hall** personally appeared before me this day and acknowledged to me that they she voluntarily signed the foregoing instrument for the purposes therein expressed.

Witness my hand and official stamp or seal, this 23<sup>rd</sup> day of November, 2015.

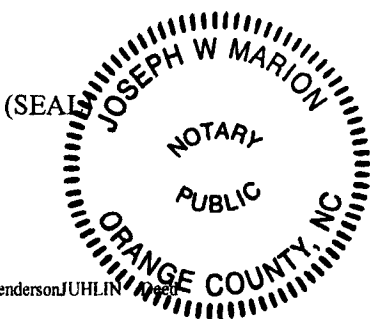


Sign: [Signature]  
Print: Joseph W Marion - Notary Public  
My Commission Expires: 11-20-2018

STATE OF NORTH CAROLINA - COUNTY OF Orange

I, Joseph W Marion, a Notary Public of Orange County, State of North Carolina, do hereby certify that **Jessica H Isaacs, and husband, Steven J. Isaacs** personally came before me this day and acknowledged that they both voluntarily signed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 23<sup>rd</sup> day of November, 2015.



Sign: [Signature]  
Print: Joseph W Marion - Notary Public  
My Commission Expires: 11-20-2018

**EXHIBIT A**

BEING all of Lot 8 containing 2.195 acres, of the Page Pointe Centre Property as recorded in Plat Book 147, Page 169, Durham County Registry.

EXHIBIT B

Title Exceptions

1. Ad valorem taxes for 2016 and subsequent years.
2. Plats recorded in Plat Book 83, Page 70; Plat Book 111, Page 170; Plat Book 127, Page 6; and Plat Book 147, Page 169.
3. Special Use Permit recorded in Book 1710, Page 931.
4. Special Use Permit recorded in Book 1708, Page 15, as amended by Special Use Permit recorded in Book 1780, Page 271.
5. Amended and Restated Declaration of Covenants, Conditions and Restrictions for Page Pointe Center recorded in Book 1974, Page 158, as amended by Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Page Pointe Center recorded in Book 2761, Page 651.
6. Right of Way in favor of Duke Power Company recorded in Book 170, Page 149.
7. Right of Way in favor of General Telephone Company of the South recorded in Book 1297, Page 220.
8. Deed of Easement in favor of County of Durham recorded in Book 1310, Page 750.