

REGISTER OF DEEDS  
 Sharon A. Davis  
 Durham County, NC  
 2019 Dec 05 10:42:16 AM  
 BK:8817 PG:186-187  
 DEED  
 FEE: \$26.00  
 INSTRUMENT # 2019044981  
 EXCISE TAX: \$1,500.00  
 TREFEARN



**NORTH CAROLINA  
 GENERAL WARRANTY DEED**

Excise Tax: **\$1,500.00**

Recording Time, Book and Page:

Tax Map No.

Parcel Identifier No: **107733 & 107734**

Mail after recording to: **Grantee at 1820 James Street, Durham, NC 27707**

This instrument was prepared by: **Anne Page Watson**

THIS DEED made this 22nd day of November, 2019 by and between

**GRANTOR**

**Bethany Four Investments, LLC, a North Carolina limited liability company**

**Mailing Address: 2121 Guess Road, Durham, NC 27705**

**GRANTEE**

**TROSA Residential, Inc., A North Carolina Non-Profit-Corporation**

**Property Address: 1801 & 1807 James St., Durham, NC 27707**

**Mailing Address: 1820 James Street, Durham, NC 27707**

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 and more particularly described as follows:

**BEGINNING at the southeast intersection of James Street nd Cliff Street, and running thence along and with the south side of said Cliff Street South 83 deg. 40 min. East 20 feet to a stake; thence South 09 deg. 27 min. West 200 feet to a stake, the northeast corner of Lot No. 5 in Block E as shown on the plat and survey hereinafter referred to; thence long and with the north line of said Lot No. 5 North 83 deg. 40 min. West 200 feet to a stake on the east side of James Street; thence along and with the east side of said James Street North 09 deg. 27 min. East 200 feet to a stake on the south side of Cliff Street, the point and place of BEGINNING, and being all of Lots 1, 2, 3, and 4 (a & b) In Block E of the F.A. WARD ESTATE, as per plat and survey thereof now on file in the Office of the Register of Deeds of Durham County in Plat Book 9 at Page 83, to which reference is hereby made for a more particular description of same.**

**These properties are commonly known as 1801 & 1807 James St.  
 Parcel IDs 107733 & 107734**

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 6250 , Page 925 , Durham County Registry.

A map showing the above described property is recorded in Plat Book 9 , Page 83 , and referenced within this instrument.

Does the above described property include the primary residence (yes/no) ? **No**

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:

- 2019 and subsequent years ad valorem taxes;
- Easements and rights of way of record, if any.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

Bethany Four Investments, LLC  
A North Carolina Limited Liability Company

By: Reginald H. Rogers  
Reginald H. Rogers, Member/Manager

By: Kay O. Rogers  
Kay O. Rogers, Member/Manager

STATE OF NORTH CAROLINA  
COUNTY OF DURHAM

I, LYNNE DEPAOLO , a Notary Public for Durham County, North Carolina, do hereby certify that Reginald H. Rogers and Kay O. Rogers, members/managers of Bethany Four Investments, LLC, a limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the company.

Witness my hand and official seal, this the 14<sup>th</sup> day of December , 2019.

Notary Public: Lynne DePaolo

Lynne DePaolo

Printed Name: \_\_\_\_\_

My commission expires: 7-11-22

