

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2017 Nov 30 01:44 PM NC Rev Stamp: \$ 950.00  
Book: 8319 Page: 317 Fee: \$ 26.00  
Instrument Number: 2017042112  
DEED

**GENERAL WARRANTY DEED**

This instrument Prepared by: **Margaret Cromer**, a licensed North Carolina attorney, Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds

**Return to: Grantee, 1802 Shaw Road Durham, NC 27704**

Excise tax stamps: \$950.00

**NORTH CAROLINA**

**DURHAM COUNTY**

Brief Description: **Metes and Bounds, Shaw Road**  
Parcel Identification: **0872-01-16-6792**  
Tax ID: **193921**  
Said property  does, or  does not contain the principal residence of the Grantor(s).

This **GENERAL WARRANTY DEED** made and entered into on Nov. 30, 2017, by and between:

**GRANTORS:**

**Ronald W. Allen, Jr. and spouse, Angela J. Allen**

Whose address is:

(Herein referred to collectively as the Grantors) and

**GRANTEES:**

**Michael Daniel Maloney, Jr. and spouse, Heather Small Maloney**

Property Address is: 1802 Shaw Road Durham, NC 27704

(Herein referred to collectively as the Grantees)

**WITNESSETH:**

For and in consideration of valuable consideration, from the Grantees to the Grantors, the receipt and sufficiency of which is hereby acknowledged, the Grantors hereby give, grant, bargain, sell and convey unto the Grantees, in **Fee Simple** subject to the Exceptions and Reservations hereinafter provided, if any,

**Submitted electronically by Cookson & Cromer PLLC in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.**

The following described property, located in the City of **Durham**, Township **Carr**, County of **Durham**, State of North Carolina, more particularly described as follows:

See "Exhibit A" attached and made a part of this document.

Said property having been previously conveyed to the Grantors by deed(s) recorded in Book **5827**, Page **306**.

TO HAVE AND TO HOLD unto the Grantees, and their heirs, successors and assigns, together with all privileges and appurtenances thereunto belonging, **Fee Simple**, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any. And the Grantors, for themselves, and their heirs, successors and assigns, hereby warrant that they are seized of the premises in fee and have the right to convey same as herein provided, that the title is marketable and is free and clear of encumbrances other than as provided herein, and that the Grantors will forever warrant and defend the title against the claims of all persons or entities whomsoever.

This conveyance is made subject to the following **Exceptions and Reservations**:

**Easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for the year 2017.**

All references to Grantors and Grantees as used herein shall include the singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantors have executed this Deed, as of Nov. 20, 2017.

Ronald W. Allen, Jr. (SEAL)      Angela J. Allen (SEAL)  
Ronald W. Allen, Jr.                      Angela J. Allen

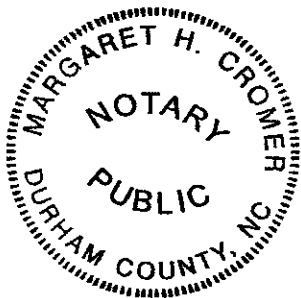
State of North Carolina  
County of Durham

I, Margaret H. Cromer, a notary public of the above county and state, do hereby certify that **Ronald W. Allen, Jr. and Angela J. Allen** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal on Nov. 20, 2017.

Margaret H. Cromer  
Notary Public

My Commission Expires: 3-31-2020



**EXHIBIT A**

**Beginning at an iron pin in the Eastern right-of-way line of Shaw Road at the Southwestern corner of a tract owned now or formerly by Chad Woodall; thence with the Woodall line S 77° 28' 05" E 1004.13-feet to a pin; thence S 34° 38' 04" W 176.44-feet to a concrete monument (7-123L); thence S 50° 09' 04" W 839.60-feet along a boundary of a tract owned by the United States of America; thence N 83° 43' 58" W 403.03-feet to a pin in the Eastern line of Shaw Road; thence with said road N 10° 54' 55" East 622.84-feet to a pin; thence leaving the road and running S 77° 28' 05" East 50.00-feet; thence N 10° 54' 55" E 45.00-feet; thence N 77° 28' 05" W 50.00-feet to a pin in the Eastern line of Shaw Road; thence N 10° 54' 55" E 110-feet to a pin; thence S 77°28' 05" E 50.00-feet to a pin; thence N 10° 54' 55: E 45.00-feet to a pin; thence N 77° 28' 05" W 50.00-feet to a pin in the Eastern line of Shaw Road; thence with said line N 10° 54' 55" E 50.00-Feet to the point and place og Beginning, containing 13.926-acres more or less according to the Plat of Survey by Southeastern Surveys, Inc. entitled "Map of Boundary Survey for Ronald W. Allen, Jr." dated September 28, 2007 to which reference is made for a more particular description.**

**Tax ID #: 193921**

**PIN #: 0872-01-16-6792**

**1802 Shaw Road**

**Durham, NC 27704**