

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
2021 Dec 21 12:50 PM
Book: 9567 Page: 519
 NC Rev Stamp: \$ 290.00 Fee: \$ 26.00
 Instrument Number: 2021064887
 DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$290.00**

Parcel Identifier No: **164781 & 164782**

Mail/Box to: **Grantee**

This instrument was prepared by: W. Samuel Weathers, A NC Licensed Attorney, 720-A, W. Hargett St, Raleigh, NC 27603

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: **Pt Lts 1-6 Hill Crest**

THIS DEED is made on the date set forth below in the acknowledgment hereof by and between:

GRANTOR	GRANTEE
<p>Jennifer H. Smith, and spouse Thomas M. Smith</p> <p>PO Box 634 Wake Forest, NC 27588</p>	<p>Vishal A. Mandge, and spouse Rohini Vishal Mandge</p> <p>144 Gravel Brook Ct. Cary, NC 27519</p>

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 **Durham** County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

Property Address: 1901 & 1903 S. Miami Blvd., Durham, NC 27703
RE ID #s: 164781 & 164782

The property hereinabove described was acquired by Grantor by instrument recorded in Book **8554**, Page **746**, Durham County Registry.

All or a portion of the property herein conveyed does _____ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book **6A**, Page **32**, Durham County Registry.

Submitted electronically by "Law Office of Marianna C. Montana"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Durham County Register of Deeds.

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:

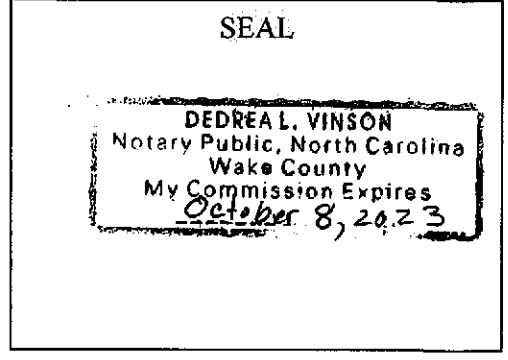
- 1. All easements, restrictions and encumbrances of record;
- 2. Ad Valorem taxes for current year and subsequent years.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year acknowledged below.

(X) *Jennifer H. Smith* (seal)
 Jennifer H. Smith

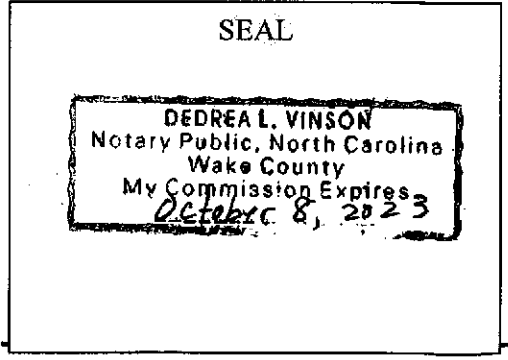
(X) *Thomas M. Smith* (seal)
 Thomas M. Smith

State of NC - County of Wake
 I, the undersigned Notary Public of the County of Wake and State aforesaid, certify that Jennifer H. Smith personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 14 day of December, 2021.



Notary Signature: *Dedrea L. Vinson*
 Notary Printed Name: Dedrea L. Vinson
 My Commission Expires: October 8, 2023

State of NC - County of Wake
 I, the undersigned Notary Public of the County of Wake and State aforesaid, certify that Thomas M. Smith personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 14 day of December, 2021.



Notary Signature: *Dedrea L. Vinson*
 Notary Printed Name: Dedrea L. Vinson
 My Commission Expires: October 8, 2023

EXHIBIT "A"

BEING all of Lots 1, 2, 3, 4, 5, & 6, Hill Crest Property, as shown on the plat recorded in Plat Book 6A Page 32 Durham County Registry.

SAVE AND EXCEPT that portion of the subject property taken by the North Carolina Department of Transportation by judgment recorded in Book 6846 Page 374, Durham County Registry, and more particularly described below:

NEW RIGHT OF WAY:

Point of beginning being the northwest corner of the undersigned, and being S 80°05'39" E, 30.71 feet from a Point in the Center Line of -L-, Sta. 51+00; thence to a point on a bearing of S 08°15'33" W, a distance of 21.6 feet (6.57 meters); thence to a point on a bearing of S 83°10'10" E, a distance of 19.9 feet (6.07 meters); thence along a circular curve 22.4 feet (6.81 meters) and having a radius of 2710.0 feet (826.01 meters). The chord of said curve being on a bearing of N 06°44'54" E, a distance of 22.4 feet (6.81 meters); thence to a point on a bearing of N 06°30'43" E, a distance of 101.1 feet (30.82 meters); thence to a point on a bearing of N 70°16'45" E, a distance of 44.7 feet (13.63 meters); thence to a point on a bearing of N 78°35'02" W, a distance of 28.6 feet (8.71 meters); thence to a point on a bearing of S 51°41'52" W, a distance of 36.3 feet (11.07 meters); thence to a point on a bearing of S 06°23'12" W, a distance of 98.4 feet (30.00 meters); thence to a point on a bearing of N 83°36'46" W, a distance of 5.4 feet (1.66 meters); returning to the point and place of beginning.