

Register of Deeds
Sharon A. Davis
Durham County, NC

07/29/2022 12:14:28PM

BT: OPR B: 9752 P: 131 Pages: 2

DEED - DEED

Fee: \$1,376.00 Excise Tax: \$1350.00

INSTRUMENT #2022031091

Sharon Marsh

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$1,350.00

Parcel Identifier No. 125162 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Kennon Craver, PLLC (This instrument was prepared by William T. Hutchins, Jr., a licensed NC attorney.)

Brief description for the Index: Plat Book 14, Page 47, Durham County Registry

THIS DEED made this 29th day of July, 2022, by and between

GRANTOR	GRANTEE
William Fred Matthews and wife, Monica Loke	Kerwin Properties LLC, a North Carolina limited liability company
ADDRESS: 1415 Westminster Drive High Point, NC 27262	ADDRESS: 6704 Millhouse Road Chapel Hill, NC 27516

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:

BEING all of Lot No. 11 (A and B Sections), and Lot No. 12 (A and B Sections), Block A of the Paul Wheeler Estate Property as per plat and survey of S.M. Credle, C.E., dated May 8, 1941, which plat is duly recorded in the Office of the Register of Deeds of Durham County in Plat Book 14, Page 47, to which plat reference is hereby made for a more particular description of same.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7536, Page 61, Durham County Registry.

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

A map showing the above described property is recorded in Plat Book 14, Page 47, Durham County Registry.

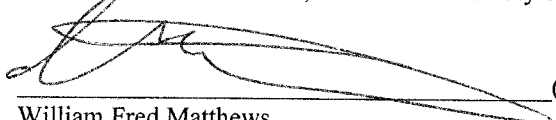
submitted electronically by "Kennon Craver, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

1. 2022 ad valorem taxes;
2. Zoning ordinances affecting the property; and
3. Utility easements and unviolated covenants, conditions, and restrictions that do not materially affect the value of the property.

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



(SEAL)
William Fred Matthews



(SEAL)
Monica Loke

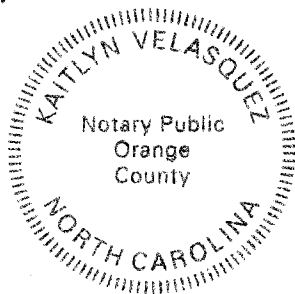
State of North Carolina - County of Durham

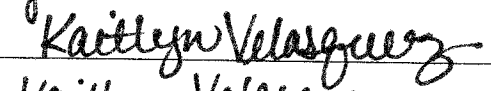
I, the undersigned Notary Public of the County of Orange and State aforesaid, certify that the following person personally appeared before me this day, acknowledging to me that she sign the foregoing document: William Fred Matthews and Monica Loke

Witness my hand and Notarial stamp or seal this 20 day of July, 2022.

My Commission Expires: 12-6-2026

(Affix Seal)





Kaitlyn Velasquez Notary Public
Notary's Printed or Typed Name