

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2017 Jan 25 10:31 AM NC Rev Stamp: \$ 28.00
Book: 8112 Page: 606 Fee: \$ 26.00
Instrument Number: 2017002493
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 28.00 _____
Tax Parcel ID No. 130225 _____ Verified by _____
County _____
on the ____ day of _____, 2017_ By: _____

Mail/Box to Grantee: 7722 MasseyChapel Road, Durham NC 27713
This instrument was prepared by: Darin P. Meece, Attorney _____
Brief description for the Index: PROP-AIKEN J T & AIKEN E L/LT#06 _____

The deed made the latest day set forth in the notary acknowledgment below, by and between:

GRANTOR: GYPSY L. HAWKINS, a widow
whose mailing address is P.O. Box 93, Bath, NC 27808

GRANTEE: MANUEL GARCIA GONZALES AND AMERICA SALDANA VASQUEZ, A MARRIED COUPLE
whose mailing address is 1919 Aiken Avenue, Durham, NC 27704

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the City of Durham, County of Durham, State of North Carolina, more particularly described as follows:

See Attached Exhibit "A"

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 1224, Page 790, and being reflected on plat(s) recorded in Map/Plat Book _____, page/slide _____.

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

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

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

submitted electronically by "Meece Law Firm, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.