

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2021 Jun 16 11:46 AM
Book: 9363 Page: 989
NC Rev Stamp: \$ 1100.00 Fee: \$ 26.00
Instrument Number: 2021030309
DEED

Excise Tax: 1100.00

PARCEL ID: 130273

Mail after recording to: GRANTEE

This instrument prepared by: DUANE R. HALL II, 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

NORTH CAROLINA GENERAL WARRANTY DEED

This Deed made this the 15 day of JUNE, 2021, by and between **GRANTORS:**
James A. Wilfong and spouse Maria Herrera, whose mailing address is 2603 S.
MIAMI BLVD DURHAM, NC 27703 (herein referred to collectively as Grantor) and
GRANTEE: Vista Properties & Homes, Inc, whose mailing address is 2250 GLOVER
RD DURHAM, NC 27703 (herein referred to collectively as 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:

**Containing approximately 4.333 acres and BEING the tract (labeled
"4.333 acres, 188,763 sq. ft.") shown on the plat of property of
Myrtle W. Stephens, which plat is on file in Plat Book 124, page
59, Durham County Registry.**

Said property having been previously conveyed to Grantor by instrument(s) recorded in
Book 2087, Page 756, DURHAM COUNTY REGISTRY.

Submitted electronically by "Law Offices of Duane R. Hall II, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

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

PROPERTY STREET ADDRESS: 1947 Cheek Road Durham, NC 27704

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:

- 1) Ad valorem taxes for the current year; 2) Easements and rights of way of record, if any; and 3) Restrictions of record, together with amendments, if any.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

By: James A. Wilfong (Seal)
James A. Wilfong

By: Maria Herrera (Seal)
Maria Herrera

STATE OF North Carolina
COUNTY OF Durham

I, Melody R. Bierman a Notary Public of the County and State aforesaid, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

James A. Wilfong and Maria Herrera

Date: JUNE 15, 2021

Melody R. Bierman
Notary Public

My Commission Expires: August 5, 2023
SEAL

