

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2015 DEC 22 11:04:42 AM
BK:7845 PG:389-390
DEED
FEE:\$26.00
EXCISE TAX:\$860.00
INSTRUMENT # 2015042228
SMMARSH



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 860.00
Tax Parcel ID No. 205603 _____ Verified by _____
County _____
on the ____ day of _____, 20__ By: _____

Mail/Box to Grantee: 208 Rigsbee Avenue, Unit 103, Durham, NC 27701

This instrument was prepared by: P. Ryan Lockamy, Attorney _____

Brief description for the Index: THE ELEANOR CONDO/UT#103 _____

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

GRANTOR: TEENA M. BURTON, A SINGLE PERSON
whose mailing address is 113 Legacy Lane, Durham, NC 27713

GRANTEE: MELISSA LEANN HINSON AND DIANE G. GROFF, AS TENANTS BY ENTIRETY
whose mailing address is 208 Rigsbee Avenue, Unit 103, Durham, NC 27701

[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:

BEING ALL OF UNIT 103, THE ELEANOR CONDOMINIUM, AS SHOWN BY PLAT RECORDED IN PLAT BOOK 8, PAGES 259-271, DURHAM COUNTY REGISTRY

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 6345, Page 86-88, and being reflected on plat(s) recorded in Map/Plat Book 8, page/slide 259-271.

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:

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.

TEENA M. BURTON (SEAL)
Print/Type Name: TEENA M. BURTON

State of NC
County of Wake
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:
TEENA M. BURTON
Date: 12/16/15
My Commission Expires: 12/18/17

Virginia J. Raynor
Virginia J. Raynor Notary Public
Notary's Printed or Typed Name

(Official/Notarial Seal)
VIRGINIA J. RAYNOR
Notary Public, North Carolina
Guilford County
My Commission Expires
December 18, 2017

State of _____
County of _____
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

[insert name(s) of principal(s)].
Date: _____

Notary Public
Notary's Printed or Typed Name
My Commission Expires:

(Official/Notarial Seal)