

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded

2021 Dec 07 01:57 PM

Book: 9552 Page: 371

NC Rev Stamp: \$ 500.00 Fee: \$ 26.00

Instrument Number: 2021062344
 DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$500.00

Parcel Identifier No. 166348 Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: Wesley Black, Land and Title Law, 213 E. Lane Street, Raleigh, NC 27601

This instrument was prepared by: Wesley Black, Land and Title Law, 213 E. Lane Street, Raleigh, NC 27601

Brief description for the Index: SITUATED IN THE TOWNSHIP OF OAK GROVE, COUNTY OF DURHAM AND STATE OF NORTH CAROLINA.

THIS DEED made this 6th day of December, 2021, by and between

GRANTOR

Mark D. Hazelrigg and Charlene Reiss
 1307 N. Mangum Street
 Durham, NC 27701

GRANTEE

Vista Properties and Homes, Inc.
 209 Patterson Place
 Durham, NC 27704

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, parcel of land or condominium unit situated in the City of Durham, _____ Township, Durham County, North Carolina and more particularly described as follows:

SITUATED IN THE TOWNSHIP OF OAK GROVE, COUNTY OF DURHAM AND STATE OF NORTH CAROLINA:
 BEGINNING AT A STAKE ON THE RIGHT-OF-WAY OF THE NORTHWESTERN OF PATTERSON ROAD (SR 1811) WHICH IS THE NORTHEAST CORNER OF TRACT 1 ON PLAT RECORDED IN PLAT BOOK 18, PAGE 173, DURHAM COUNTY REGISTRY, RUNNING THENCE ALONG THE NORTHWEST UNE OF PATTERSON ROAD NORTH 34 DEGREES 32 MINUTES EAST 371.3 FEET; THENCE NORTH SO DEGREES, 4 MINUTES WEST 224.36 FEET; THENCE NORTH 44 DEGREES 10 MINUTES WEST 328.98 FEET; THENCE SOUTH 34 DEGREES 40 MINUTES 30 SECONDS WEST 402.32 FEET; THENCE SOUTH 49 DEGREES 45 MINUTES EAST 549.65 FEET TO THE POINT OF BEGINNING; BEING THE

GREATER PORTION OF TRACT 2 OF THE JAMES E, NICHOLS ESTATE, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 18, PAGE 173, DURHAM COUNTY, REGISTRY.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5536 page 867.

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 18 page 173.

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:

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

(Entity Name) Mark D. Hazelrigg (SEAL)
Print/Type Name: Mark D. Hazelrigg

By: Charlene Reiss (SEAL)
Print/Type Name & Title: _____
Print/Type Name: Charlene Reiss

By: _____ (SEAL)
Print/Type Name & Title: _____
Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____
Print/Type Name: _____

State of North Carolina – County of Durham
I, the undersigned Notary Public of the County and State aforesaid, certify that Mark D. Hazelrigg and Charlene Reiss 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 6th day of December, 2021.

My Commission Expires: 3-17-2022 Patricia M Deering
Notary Public

Patricia M Deering
NOTARY PUBLIC
Durham County, NC
My Commission Expires February 17, 2022

State of North Carolina – County of _____
I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ he is the _____ of _____ a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
Notary Public

State of North Carolina – County of _____
I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.
My Commission Expires: _____
Notary Public

The foregoing Certificate(s) of _____
is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page
shown on the first page hereof.

_____ Register of Deeds for _____ County
By: _____ Deputy/Assistant -Register of Deeds