

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2018 Jul 23 01:56:32 PM
BK:8471 PG:648-649
DEED
FEE: \$26.00
INSTRUMENT # 2018025390
EXCISE TAX: \$340.00
TREDFEARN



**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$340.00

Recording Time, Book and Page:

Tax Map No. 114559

Parcel Identifier No:

Mail after recording to: GRANTEE

This instrument was prepared by: H. EUGENE TATUM, III

THIS DEED made this 23rd day of July, 2018 by and between

GRANTOR

JAMEEL A. ALI AND WIFE, SALMA ALI

Mailing Address:

GRANTEE

THE POWER CHURCH

Property Address: 2126 ANGIER AVE, DURHAM, NC 27703

Mailing Address: 613 DUPREE ST DURHAM NC 27701

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 and more particularly described as follows:

TRACT I:

BEGINNING AT A STAKE AT A POINT WHERE THE BACK OF THE CURB LINE OF THE SOUTHEASTERN EDGE OF SALEM STREET INTERSECTS THE BACK OF THE CURB LINE ON THE SOUTH SIDE OF ANGIER AVENUE; AND RUNNING THENCE SOUTH 60 DEG 30' EAST 83.51 FEET TO A STAKE, CORNER OF A.B. STONE PROEPRTY; THENCE WITH THE A.B. STONE PROPERTY SOUTH 34 DEG 13' WEST 152 FEET TO A STAKE IN THE NORTHERN EDGE OF A JOINT DRIVEWAY; THENCE ALONG THE NORTHERN EDGE OF SAID JOINT DRIVEWAY NORTH 60 DEG 30' WEST 85 FEET TO A STAKE IN THE BACK OF THE CURB LINE ON THE SOUTHEAST SIDE OF SALEM STREET; THENCE ALONG AND WITH THE SOUTHEAST SIDE OF SALEM STREET NORTH 34 DEG 13' EAST 147.68 FEET TO A STAKE; THENCE NORTH 53 DEG 00' EAST 4.47 FEET TO A STAKE, THE POINT OR PLACE OF BEGINNING, AND BEING THAT PROPERTY AS SHOWN ON PLAT OF PROPERTY OF A.B. STONE, DURHAM TOWNSHIP, DURHAM COUNTY, NORTH CAROLINA, AS PER PLAT

AND SURVEY THEREOF BY J. WATTS COPLEY & ASSOCIATES, LAND SURVEYORS, DATED JANUARY 21, 1965 AND NOW ON FILE IN THE DURHAM COUNTY REGISTRY IN PLAT BOOK 48 AT PAGE 198, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME.

TRACT II

BEGINNING AT A STAKE IN THE SOUTHEASTERN EDGE OF SALEM STREET, CORNER OF MARY S. PARRISH PROPERTY; AND RUNNING THENCE ALONG AND WITH THE BACK OF THE CURB LINE ON THE SOUTHEAST SIDE OF SALEM STREET NORTH 34 DEG 13' EAST 22.69 FEET TO A STAKE; THENCE SOUTH 60 DEG 30' EAST 85 FEET TO A STAKE IN THE WESTERN PROPERTY LINE OF A.B. STONE; THENCE SOUTH 34 DEG 13' WEST 21.06 FEET TO A STAKE IN THE NORTHERN PROPERTY LINE OF MARY S. PARRISH; THENCE NORTH 61 DEG 36' WEST 85.1 FEET TO A STAKE, THE POINT OR PLACE OF BEGINNING, AND BEING SHOWN AS A JOINT DRIVEWAY ON PLAT OF PROPERTY OF A.B. STONE, DURHAM TOWNSHIP, DURHAM COUNTY, NORTH CAROLINA, AS PER PLAT AND SURVEY THEREOF BY J. WATTS COPLEY & ASSOCIATES, LAND SURVEYORS, DATED JANUARY 21, 1965, AND NOW ON FILE IN THE DURHAM COUNTY REGISTRY IN PLAT BOOK 48 AT PAGE 198 TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2022, Page 913, DURHAM County Registry.

A map showing the above described property is recorded in Plat Book 48, Page 198, and referenced within this instrument.

Does the above described property include the primary residence (yes/no) ? **No**

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

(Entity Name)

Jameel A. Ali (SEAL)
JAMEEL A. ALI

By: _____

Salma Ali (SEAL)
SALMA ALI

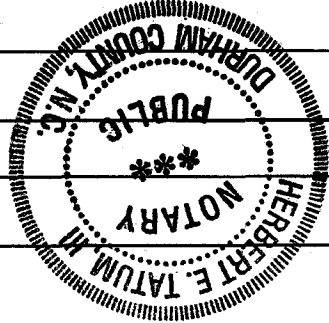
Title: _____

By: _____

(SEAL)

Title: _____

(SEAL)



NORTH CAROLINA DURHAM COUNTY

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: JAMEEL A. ALI AND WIFE, SALMA ALI. Witness my hand and official stamp or seal, this the

23 day of July, 2018

My Commission Expires: 9-24-2022

Herbert E. Tatum
Notary Public

Print Notary Name: Herbert E. Tatum