

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2019 Apr 05 01:21:55 PM
BK:8628 PG:55-57
DEED
FEE: \$26.00
INSTRUMENT # 2019010603
EXCISE TAX: \$550.00



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$550.00

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Charles A. Reinhardt, Jr., Reinhardt Law Offices, PLLC, P.O.

Brief description for the Index: Box 3358, Durham, NC 27702

THIS DEED made this 5th day of April, 2019, by and between

GRANTOR

MICHAEL D. EVANS and wife
DENISE L. EVANS
HOMER L. EVANS, JR. and wife
JUDY E. EVANS

GRANTEE

EXCELNAMICS, INC.
Post Office Box 453
Hillsborough, NC 27278

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 _____, _____ Township, Durham County, North Carolina and more particularly described as follows:

SEE ATTACHED ANNEX FOR THE LEGAL DESCRIPTION

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6113 page 916, Book 1189 at page 86 and Book 1139 at page 404.
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 3 page 151.

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.

By: _____ (Entity Name) Michael D. Evans (SEAL)
 Print/Type Name: Michael D. Evans

By: _____ (Entity Name) Denise L. Evans (SEAL)
 Print/Type Name: Denise L. Evans

By: _____ (Entity Name) Homer L. Evans, Jr. (SEAL)
 Print/Type Name: Homer L. Evans, Jr.

By: _____ (Entity Name) Judy E. Evans (SEAL)
 Print/Type Name: Judy E. Evans

SEAL-STAMP State of NORTH CAROLINA - County or City of DURHAM
 I, the undersigned Notary Public of the County or City and State aforesaid, certify that Michael D. Evans and Denise L. Evans - 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 20th day of April, 2019.
 My Commission Expires: 7-11-22
Lynne Depas
 Notary Public
 Notary's Printed or Typed Name

(Affix Seal)

SEAL-STAMP State of NORTH CAROLINA - County or City of DURHAM
 I, the undersigned Notary Public of the County or City and State aforesaid, certify that Homer L. Evans, Jr. and Judy E. Evans - 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 21st day of April, 2019.
 My Commission Expires: 7-11-22
Lynne Depas
 Notary Public
 Notary's Printed or Typed Name

(Affix Seal)

SEAL-STAMP State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City and State aforesaid, certify that _____ - personally appeared 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
 Notary's Printed or Typed Name

(Affix Seal)

LEGAL DESCRIPTION ANNEX

**2203 Fitzgerald Avenue
Durham Tax Parcel ID 116010
(former Tax Parcel ID 170-05-002)
Durham GIS PIN No. 0820-08-88-5794**

LYING between the southeastern side of Fitzgerald Avenue and the northwestern side of Concord Street, and being all of that property shown on a plat entitled PROPERTY OF LEHMAN BRADY, which said plat is duly filed for record in Plat Book 13 at page 62, Durham County Registry, and which said plat is a combination plat of Lots 69 and 70 of the FITZGERALD DEVELOPMENT, as shown in Plat Book 3 at page 151, Durham County Registry. Reference is hereby expressly made to both plats for a more particular description of same.