

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
**2021 Jul 20 12:06 PM**  
**Book: 9401 Page: 660**  
NC Rev Stamp: \$ 1240.00 Fee: \$ 26.00  
Instrument Number: 2021036559  
DEED

## **NORTH CAROLINA GENERAL WARRANTY DEED**

**PREPARED BY Gary Berman, atty. (without title search)**

**RETURN TO Grantee**

**EXCISE TAX: \$ 1,240.00**

**GRANTOR'S MAILING ADDRESS: 1012 North Guthrie Avenue, Durham, NC 27703**

**GRANTEE'S MAILING ADDRESS: 2429 Vesson Ave., Durham, NC 27707**

**The property described herein does not include the Grantor's primary residence.**

**THIS DEED, dated July 14, 2021, is from Stanley Rose, unmarried (herein called the Grantor), to Jorge Rodriguez and wife, Sarah E. Nemechek (herein jointly called the Grantee).**

**The designations "Grantor" and "Grantee" as used herein shall include said parties and their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.**

**The Grantor, for valuable consideration paid by the Grantee, hereby grants, bargains, sells, and conveys to the Grantee, in fee simple, all of the following described land lying in Durham County, North Carolina, and more particularly described as follows:**

**BEING all of Lots 6, 7, 8, 9, 10, 11, 12, and 13 of the LAURA W. GREEN ESTATE, as per plat and survey thereof on file in Plat Book 11, page 107, Durham County Registry; saving and excepting all property that was conveyed to the North Carolina Department of Transportation by deeds recorded in Real Estate Book 1399, page 834 and 839, Durham County Registry, and rerecorded in Real Estate Book 1402, pages 390 and 395, Durham County Registry.**

Submitted electronically by "Marion Law Office, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Durham County Register of Deeds.

(For a prior deed, see Real Estate Book 2531, page 277, Durham County Registry.)

**TO HAVE AND TO HOLD** the aforesaid land and all privileges, improvements and appurtenances thereto in fee simple.

**AND** the Grantor hereby covenants with the Grantee that the Grantor is legally seized of said real estate in fee simple; that the Grantor has good and lawful authority to sell and convey said real estate; that the Grantor hereby fully warrants the title to said real estate, and will defend the same against the lawful claims of all; and that said real estate is free of all encumbrances, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to all recorded exceptions.

**IN WITNESS WHEREOF**, the Grantor has signed and sealed this deed.

  
\_\_\_\_\_  
Stanley Rose (SEAL)

STATE OF NORTH CAROLINA, COUNTY OF Alamance

I, Maria Ann Sconzo, a notary public for the state and county aforesaid, hereby certify that Stanley Rose personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this the 14 day of July 2021.

  
\_\_\_\_\_  
Notary Public Maria Ann Sconzo

My commission expires: 6/2/2023

