

FOR REGISTRATION
 Sharon A. Davis
 REGISTER OF DEEDS
 Durham County, NC
 2016 SEP 09 11:32:46 AM
 BK:8017 PG:141-142
 DEED
 FEE: \$26.00
 EXCISE TAX: \$270.00
 INSTRUMENT # 2016031010
 TREFEARN



2016031010

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$270.00**

Recording Time, Book and Page:

Tax Map No.

Parcel Identifier No: **103406**Mail after recording to: **GRANTEE, MAILING ADDRESS**This instrument was prepared by: **H. EUGENE TATUM III**

THIS DEED made this 7th day of September, 2016 by and between

GRANTOR

MUNIR ALI and wife, MUHSINAH ALI

Mailing Address:

GRANTEE

ERIK DOUGLAS CHRISTOFFERSON and wife, MASTANEH CHRISTOFFERSON

Property Address: 2302 CHAPEL HILL RD, DURHAM, NC 27707

Mailing Address: 1101 W. MAIN STREET, SUITE B 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:

BEING ALL OF LOT 1 AS SHOWN ON THAT PLAT AND SURVEY ENTITLED PROPERTY OF JOSEPH J. POLCARO AND ALFRIEDA B. POLCARO, AS PREPARED BY ROBERT W. YOUNG, LAND SURVEYOR, DATED JUNE 5, 1981 AND RECORDED IN PLAT BOOK 99, AT PAGE 94, DURHAM COUNTY REGISTRY, TO SAID PLAT AND SURVEY 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 1060, Page 85, DURHAM County Registry.

A map showing the above described property is recorded in Plat Book 99, Page 94, 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)

Munir Ali (SEAL)
MUNIR ALI

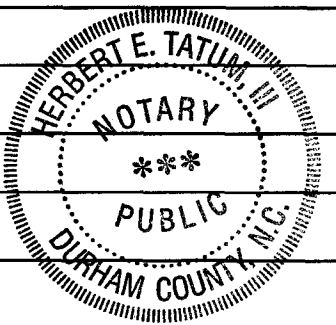
By: _____
Title: _____

Muhsinah Ali (SEAL)
MUHSINAH ALI

By: _____
Title: _____

(SEAL)

_____ (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: MUNIR ALI and wife, MUHSINAH ALI. Witness my hand and official stamp or seal, this the 8 day of September, 2016

My Commission Expires: 9-24-2017

Herbert E. Tatam III
Notary Public

Print Notary Name: Herbert E. Tatam III

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: _____, _____. Witness my hand and official stamp or seal, this the _____ day of _____, _____

My Commission Expires: _____

Notary Public

Print Notary Name: _____