

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2016 MAY 11 10:48:59 AM
BK: 7927 PG: 748-750
DEED
FEE: \$26.00
EXCISE TAX: \$30.00
INSTRUMENT # 2016014566
SMMARSH



**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: **\$30.00**

Recording Time, Book and Page:

Tax Map No.

Parcel Identifier No: **114220**

Mail after recording to: **H. Eugene Tatum III , 116 E. Main Street, Durham, NC 27701**

This instrument was prepared by: **H. Eugene Tatum III**

THIS DEED made this 28th day of April , 2016 by and between

GRANTOR

K & E PROPERTIES, LLC

Mailing Address: 763 MALCOLM AVENUE LOS ANGELES CA 90024

GRANTEE

HABITAT FOR HUMANITY OF DURHAM, INC.

Property Address: 2309 LONG STREET, DURHAM, NC 27703

Mailing Address: 215 N. CHURCH STREET 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:

BEGINNING AT A STAKE ON THE NORTH SIDE OF LONG STREET, 100 FEET IN A WESTERLY DIRECTION FROM THE WEST SIDE OF RAYNOR STREET (FORMERLY CALLED MARSHALL STREET), AND RUNNING THENCE NORTH 3 DEG. EAST 110 FEET TO A STAKE; THENCE NORTH 89 DEG. WEST 70 FEET TO A STAKE; THENCE SOUTH 3 DEG. WEST 110 FEET TO A STAKE ON THE NORTH SIDE OF LONG STREET; THENCE ALONG AND WITH THE NORTH SIDE OF LONG STREET, SOUTH 89 DEG. 70 FEET TO A STAKE, THE POINT OF BEGINNING, AND BEING A PORTION OF THE JAMES M. FONVILLE PROPERTY, AS PER PLAT AND SURVEY THEREOF NOW ON FILE IN THE OFFICE OF THE REGISTER OF DEEDS OF DURHAM COUNTY IN PLAT BOOK 3A AT PAGE 7, TO WHICH 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 2182 , Page

727 , DURHAM County Registry.

A map showing the above described property is recorded in Plat Book 3A , Page 7 , 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.

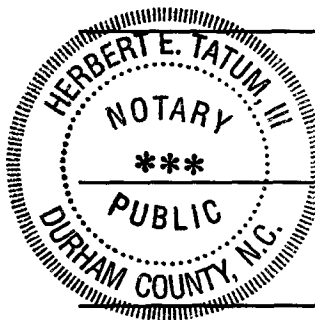
Title to the property hereinabove described is subject to the following exceptions:

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.

K&E PROPERTIES, LLC _____ (SEAL)

By: Karen Dixon Hodges, Manager _____ (SEAL)
KAREN DIXON HODGES

MANAGER OF K & E PROPERTIES,
Title: LLC



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: KAREN DIXON HODGES . Witness my hand and official stamp or seal, this the 11 day of May , 2016

My Commission Expires: 9-29-2017

[Signature]
Notary Public

Print Notary Name: Herbert E. Tatum 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: _____

727 , DURHAM County Registry.

A map showing the above described property is recorded in Plat Book 3A , Page 7 , 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.

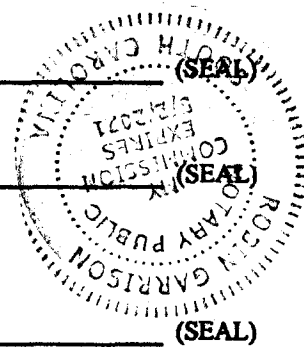
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons 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.

K & E PROPERTIES, LLC

By: Elizabeth Fresh
ELIZABETH FRESH
MANAGER OF K & E PROPERTIES,
Title: LLC



By: _____
Title: _____

(SEAL)

(SEAL)

South
~~NORTH CAROLINA~~ Horry
~~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: ELIZABETH FRESH . Witness my hand and official stamp or seal, this the 6 day of May , 2016

My Commission Expires: May 2nd 2021

Robin Garrison
Notary Public
Print Notary Name: Robin Garrison

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: _____