

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2016 JUN 30 12:27:25
BK:7965 PG:688-690
DEED
FEE:\$26.00
EXCISE TAX:\$630.00
INSTRUMENT # 2016021556
SMMARSH



2016021556

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 630.00

Parcel Identifier No. 0803-04-90-2987-001 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Chad S. Bickers & Wendi L. Bickers, 4427 Myers Park Drive, Durham, NC 27705

This instrument was prepared by: Homa J. Freeman, Jr.

Brief description for the Index: _____

THIS DEED made this 30th day of June, 2016 by and between

<p style="text-align: center;">GRANTOR</p> <p>James R. Herring, Jr. and wife, Linda H. Herring 8 White Ash Drive Durham, NC 27712</p>	<p style="text-align: center;">GRANTEE</p> <p>Chad S. Bickers and Wendi L. Bickers 4427 Myers Park Drive Durham, NC 27705</p>
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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 or parcel of land situated in the City of Durham, _____ City _____ Township, Durham County, North Carolina and more particularly described as follows:

That Condominium Unit and percentage of Common Area as described on EXHIBIT A attached hereto and made a part hereof as if specifically set forth at this point.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4226 page 332.

All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 158 page 127.

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) _____ James R. Herring, Jr. (SEAL)
Print/Type Name: James R. Herring, Jr.

By: _____
Print/Type Name & Title: _____ Linda H. Herring (SEAL)
Print/Type Name: Linda H. Herring

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

State of North Carolina - County or City of Durham

I, the undersigned Notary Public of the County or City of Durham and State aforesaid, certify that James R. Herring, Jr. and Linda H. Herring 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 30th day of June, 2016.

My Commission Expires: 6-8-17
(Affix Seal)

DEBORAH A ANDREWS Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came 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: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

EXHIBIT A
LEGAL DESCRIPTION

BEING all of Suite 101 of Operations Drive Office Condominium, located in the County of Durham, State of North Carolina, as designated and described in the Declaration of Condominium under the provisions of Chapter 47C of the North Carolina General Statutes (the Declaration), dated the 4th day of December, 2003, recorded in Book 4208 at Page 200, rerecorded in Book 4222 at Page 937, both of Durham County Registry, together with a 41.75% undivided interest in the common areas and facilities declared therein to be appurtenant to said Suite, which said percentage shall automatically change with any amendments in the Declaration filed pursuant to the provisions of Chapter 47C of the North Carolina General Statutes, in the percentages set forth in said amended Declaration. The land upon which the building and improvements are located is situated on the east side of Operations Drive in the County of Durham, State of North Carolina, and is fully described in the Declaration of Operations Drive Office Condominium recorded in Book 4208 at Page 200, rerecorded in Book 4222 at Page 937, both of Durham County Registry, to which reference is hereby made for a more particular description of same. The said land is also described in Plat Book 158 at Page 127 and in Condo Book 5 at Pages 366, 368, 370, and 372, Durham County Registry, to which reference is hereby made for a more particular description of same.