

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2018 Aug 23 10:16 AM NC Rev Stamp: \$ 660.00
Book: 8494 Page: 141 Fee: \$ 26.00
Instrument Number: 2018029760
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 660.00

Parcel Identifier No 163700 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee Listed Below

This instrument was prepared by: Law Office of Jennifer Haynes Rose 201 Shannon Oaks Circle #200 Cary, NC 27511

Brief description for the Index: 2410 So. Miami Blvd
THIS DEED made this 22 day of August, 2018, by and between

GRANTOR	GRANTEE
GABRIEL P. CHAU and wife, CHRIS O. CHAU	SUMITA KARKI
	MAILING ADDRESS: <u>1328 Legendary Lane</u> <u>Morrisville NC 27560</u>

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

See Attached Exhibit A, attached hereto as if set forth herein.

Property Address: 2410 S. Miami Blvd, Durham NC 27703

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1288, Page 468, Durham County Registry
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 Book of Maps _____, Page _____, Durham County Registry.

Submitted electronically by Jennifer Haynes Rose Law Office in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

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 hereinafter stated:

Title to the Property is subject to the following exceptions:

Restrictive Covenants , easements, and rights of way of record

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

BY: _____ (Entity Name) Gabriel P. Chau (SEAL)
Print/Type Name: GABRIEL P. CHAU

BY: _____ (Entity Name) Chris O. Chau (SEAL)
Print/Type Name: CHRIS O. CHAU

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

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

State of NC - County of Wake
I, Jennifer Haynes Rose the undersigned Notary Public of the County or City of Wake
and State aforesaid, certify that Gabriel P Chau & Chris O. Chau
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 22 day of August, 20 18

My Commission Expires: 5-14-22 (Affix Seal)
JENNIFER HAYNES ROSE
NOTARY PUBLIC
WAKE COUNTY
STATE OF NORTH CAROLINA
MY COMMISSION EXPIRES 05-14-2022
Jennifer Haynes Rose 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

Beginning at a stake, the northwest corner of C.L. Upchurch, Jr., said stake being 25 feet from the Center of the Durham and Raleigh Highway No. 10, running thence with C.L. Upchurch, Jr.'s line North 79°25' West 1122 feet and 6 inches to an iron stake at the Southwest corner of C.L. Upchurch, Jr. running thence along and with A.M. Sorrell's line North 5°45' East 170 feet to the corner of E.C. Cash, running thence with said E.C. Cash's line South 85°15' East 1140 feet to an iron stake at the Durham and Raleigh Highway right of way, running thence along and with the said right of way 275 feet to the Beginning, the same being a part of the E.B. Rollins land, containing 5 and 3/4 acres, more or less, according to the Survey of E.A. Davis and D.M. Sholes, C.E.

Save and except the following two lots heretofore conveyed as follows, one lot 75 feet by 500 feet conveyed to T.H. Goodwin and wife Ellen W. Goodwin by deed recorded in Book of Deeds 155 at page 599 and one lot 75 feet by 500 feet, conveyed to Mrs. Iola D. McFarland by Deed recorded in Deed Book 194 at page 508 in the Office of the Register of Deeds of Durham County.