

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2018 Dec 14 12:14:08 PM
BK:8563 PG:97-99

DEED
FEE: \$26.00
INSTRUMENT # 2018042973
EXCISE TAX: \$680.00



Prepared by: **THOMAS A. EARLS, ATTORNEY AT LAW**
After recording mail to **GRANTEE**

Revenue Stamps: **\$680.00**
Tax I.D. No(s): **8051991 & 8166363**

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

WARRANTY
DEED

THIS DEED, made this 14 day of December, 2018, by **STEVEN A. BARDEN and wife, CAROL J. BARDEN, ("Grantor")**, of 530 Foster Street, Apt. 038, Durham, NC 27701; to **CHRISTOPHER DAVID EARLS and wife, HOLIDAY ANDERSON-EARLS ("Grantee")**, having a mailing address of 2412 S. Alston Avenue, Durham, NC 27713.

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 of that certain lot or parcel of land situated in Durham County, North Carolina and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART THEREOF.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2528, Page 747 for Parcel 1, and Book 3191, Page 217 for Parcel 2, Durham County Registry.

All or a portion of the property herein conveyed x includes or _____ does not include the primary resident of a Grantor.

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.

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:

Easements, restrictions and rights-of-way of record, and ad valorem taxes for 2018 and subsequent years.

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

Steven A. Barden (SEAL)
STEVEN A. BARDEN

Carol J. Barden (SEAL)
CAROL J. BARDEN

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, the undersigned, a Notary Public in and for the County and State aforesaid, hereby certify that STEVEN A. BARDEN and CAROL J. BARDEN, personally known to me or known to me by presentation of their NC Driver's License, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing instrument.

Witness my hand and seal, this 14 day of December, 2018.

THOMAS A EARLS
NOTARY PUBLIC
WAKE COUNTY, NC
My Commission Expires 08-10-2019

(STAMP OR SEAL)

Thomas A. Earls
Notary Public

Printed Name of Notary:

THOMAS A. EARLS

My commission expires:

EXHIBIT A

PARCEL 1: Lying on the west side of Alston Avenue, and BEING all of Lot 5, G.V. Mann, recorded in Plat Book 35 at Page 83, Durham County Register of Deeds, to which reference is hereby made for a more particular description of same.

PARCEL 2: BEGINNING at a stake where the west side of a 30-foot road intersects the southern property line of Lot #5, said point of beginning being North 234' East 320 feet from the northern property line of the G.V. Mann tract, as shown on the map hereinafter referred to; and running thence along and with the south property line of Lot #5, North 8452' West 251.5 feet to a stake in the east property line of Ferrell; thence along and with Ferrell's east property line, South 613' West 100 feet to a stake, the northwest corner of Lot #10; thence along and with the north line of Lot #10, South 8455' East 257.6 feet to a stake in the west side of said 30-foot road; thence along and with the west side of said 30-foot road, North 234' East 100 feet to a stake, the place and point of beginning, and being Lot #9 of Property of G.V. Mann according to the survey and map thereof by J. Watts Copley, Land Surveyor, dated May, 1959, now on file in the Office of Register of Deeds of Durham County in Plat Book 35, Page 83, to which survey and map reference is hereby made for a more particular description.