

FOR REGISTRATION  
 Sharon A. Davis  
 REGISTER OF DEEDS  
 Durham County, NC  
 2018 Feb 28 01:31:44 PM  
 BK:8373 PG:329-330  
 DEED  
 FEE: \$26.00  
 INSTRUMENT # 2018006614  
 EXCISE TAX: \$250.00  
 TREFEARN



**NORTH CAROLINA  
 GENERAL WARRANTY DEED**

Excise Tax: **\$250.00**

Recording Time, Book and Page:

Tax Map No. **163734**

Parcel Identifier No: **0749-04-64-7904**

Mail after recording to: **Grantee: P.O. Box 71815, Durham, NC 27722**

This instrument was prepared by: **William W. Browning, Atty (18-043)**

THIS DEED made this 20th day of February, 2018 by and between

GRANTOR

**Gabriel P. Chau and wife, Chris O. Chau**

**Mailing Address: 5328 Deergrass Court Raleigh NC 27613**

GRANTEE

**Admiral Properties, LLC**

**Property Address: 2427 S. Miami Blvd., Durham, NC 27703**

**Mailing Address: P.O. Box 71815 Durham NC 27722**

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:

**LYING at the northeastern intersection of South Miami Boulevard (formerly Old Raleigh Road) and Drewry Street and being all of Lots 14 and 15 of the Property of MRS. MATTIE E. CHANDLER ESTATE as per plat and survey thereof now on file in Plat Book 36 at Page 32 in the Office of the Register of Deeds of Durham County, to which plat reference is hereby expressly made for a more particular description of same, SAVE AND EXCEPTING that parcel conveyed to the Department of Transportation in Book 1240, Page 583, Durham County Registry. This property has street address 2427 S. Miami Boulevard.**

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1288, Page 464, Durham County Registry.

A map showing the above described property is recorded in Plat Book 36, Page 32, 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)

Gabriel P. Chau (SEAL)  
Gabriel P. Chau

By: \_\_\_\_\_  
Title: \_\_\_\_\_

Chris O. Chau (SEAL)  
Chris O. Chau

By: \_\_\_\_\_  
Title: \_\_\_\_\_

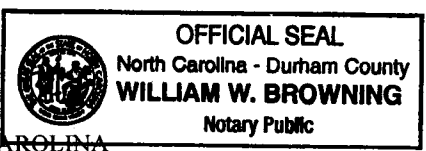
\_\_\_\_\_  
\_\_\_\_\_  
(SEAL)

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: Gabriel P. Chau and wife, Chris O. Chau. Witness my hand and official stamp or seal, this the 28<sup>th</sup> day of February, 2019

My Commission Expires: 01/21/22

William W. Browning  
Notary Public  
Print Notary Name: William W. Browning



NORTH CAROLINA \_\_\_\_\_ 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: \_\_\_\_\_