

For Registration Sharon A. Davis  
 Register of Deeds  
 Durham County, NC  
 Electronically Recorded  
 2019 Feb 21 04:22 PM NC Rev Stamp: \$ 900.00  
 Book: 8598 Page: 687 Fee: \$ 26.00  
 Instrument Number: 2019005217  
 DEED

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$900.00

Recording Time, Book and Page:

Tax Map No.

Parcel Identifier No: 116184

Mail after recording to: Tara L. Nichols, 3708 Lyckan Parkway, Suite 106, Durham, NC 27707

This instrument was prepared by: Tara L. Nichols

THIS DEED made this 21<sup>st</sup> day of February, 2019 by and between

### GRANTOR

Delois A. Evans, *widow*Mailing Address: *2720 Hopkins Road, Bahama, NC 27503*

### GRANTEE

Cheryl Brown, *unmarried*

Property Address: 2514 Fayetteville Street, Durham, NC 27707

Mailing Address: 2514 Fayetteville Street, Durham, NC 27707

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:

Being Lot Nos. 13A and 13B, Block "H" of Property Disposition Map, North Carolina College project NC, R-41, as surveyed by Bob G. Roberts, R.L.S., Dated July 5, 1972, said plat being recorded in Plat Book 73, at Page 62, of the Durham County Registry, to which reference is hereby made for a more accurate and complete description of same.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 5837, Page 702, Durham County Registry.

A map showing the above described property is recorded in Plat Book 73, Page 62, 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.

submitted electronically by "The Nichols Law Firm, PLLC"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Durham County Register of Deeds.

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.

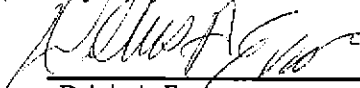
Title to the property hereinabove described is subject to the following exceptions:

Ad valorem taxes now due and payable.

Any and all easements, rights-of-way and restrictions of record.

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)

  
\_\_\_\_\_  
Delois A. Evans (SEAL)

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

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

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

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

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

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

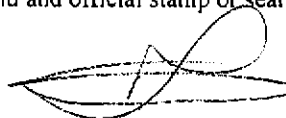
\_\_\_\_\_

\_\_\_\_\_  
(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: Delois A. Evans. Witness my hand and official stamp or seal, this the 20<sup>th</sup> day of February, 2019.

My Commission Expires: 12/12/2022

  
\_\_\_\_\_  
Notary Public  
Print Notary Name: Tara L. Nichols

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: \_\_\_\_\_