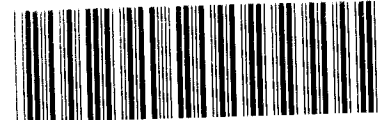


FOR REGISTRATION  
Sharon A. Davis  
REGISTER OF DEEDS  
Durham County, NC  
2016 JUL 05 04:26:50 PM  
BK: 7968 PG: 838-840  
DEED  
FEE: \$26.00  
EXCISE TAX: \$660.00  
INSTRUMENT # 2016022112  
SMMARSH



2016022112

**GENERAL WARRANTY DEED**

Prepared by: D. MICHAEL PARKER  
Return to: Grantee @ 1101 West Main Street, Durham, NC 27701  
Revenue Stamps = \$ 660.00

NORTH CAROLINA  
DURHAM COUNTY

**THIS DEED**, made and entered into this the 1st day of July, 2016,  
by and between, **JOHN EARL SHERRON** and spouse, **CYNTHIA P. SHERRON**,  
Parties of the First Part, (hereinafter referred to as "Grantors"), and **ERIK DOUGLAS  
CHRISTOFFERSON** and spouse, **MONIREH JAIHOUNI CHRISTOFFERSON**,  
Parties of the second Part, (hereinafter referred to as "Grantees"),

**WITNESSETH:**

That the said Grantors, for and in consideration of the sum of TEN DOLLARS (\$10.00) to them in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantees in fee simple all that certain tract or parcel of land located in the **Township of Durham, County of Durham, North Carolina** and being more particularly described as follows:

**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.**

**TO HAVE AND TO HOLD** the aforesaid tract or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

And the Grantors covenant with the Grantees that the Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that the Grantors will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions, if any, set forth above.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, the day and year first above written.

John Earl Sherron (SEAL)  
JOHN EARL SHERRON

Cynthia P. Sherron (SEAL)  
CYNTHIA P. SHERRON

\*\*\*\*\*

STATE OF NORTH CAROLINA  
COUNTY OF Alamance

I, Dawn R. Wilborn, Notary Public of the County and State aforesaid, certify that JOHN EARL SHERRON and spouse, CYNTHIA ~~P~~ SHERRON, personally appeared before me this day and acknowledged the foregoing instrument.

Witness my hand and seal, this the 5 day of July, 2016.



Dawn R. Wilborn  
NOTARY PUBLIC  
Dawn R. Wilborn  
(PRINT OR TYPE NAME OF NOTARY PUBLIC)

My commission expires: 7-31-2016

**EXHIBIT A**

**TRACT ONE:** BEGINNING at a stake in the west property line of Durham Chapel Hill Boulevard South  $21^{\circ} 0'$  West 50 feet from the southwest corner of the intersection of Pickett Road and Durham and Chapel Hill Boulevard; thence North  $69^{\circ} 27'$  West 129.8 feet to a stake; thence South  $5^{\circ} 09'$  West 103.6 feet to a stake in the northwest corner of Lot No. 8 as shown on the plat hereinafter referred to; thence along the north property line of Lot No. 8 South  $69^{\circ} 27'$  East 100.2 feet to a stake in the West property line Durham and Chapel Hill Boulevard, thence along the West property of Durham and Chapel Hill Boulevard North  $21^{\circ} 0'$  East 100 feet to a stake and point of the Beginning and **BEING Lot 9 (a and b) and Lot 10 (a and b)** of the property of the B.W. Mangum Estate according to the Re-Subdivision plat and survey of J.T. Pope, Land Surveyor, dated May 1929 and recorded in **Plat Book 9, Page 55**, of the Durham County Registry to which reference is hereby made for a more particular description of same.

Lot 10 (a and b) above has the street address of: 2702 Chapel Hill Road.

Lot 9 (a and b) has a street address of 2704 Chapel Hill Road.

The Grantor acquired the above described property by deed recorded in Deed Book 2734, page 292, Durham County Registry.

**TRACT TWO:** BEGINNING at a stake in the western line of Chapel Hill Road, (formerly Chapel Hill Boulevard), said stake being 150 feet from the southwest intersection of Chapel Hill Road and Pickett Road, and also being the southeast corner of Lot #9 of the plat hereinafter referred to and running thence with the southern line of said Lot 9 North  $69^{\circ} 27'$  West 100.2 feet to a stake, the southwest corner of said Lot #9; thence South  $5^{\circ} 9'$  West 85.2 feet to a stake in the northern line of a sixteen foot alley; thence on and long the northern line of said alley South  $67^{\circ} 56'$  East 78 feet to a stake on the inside line of Chapel Hill Road; thence along and with the western line of said Chapel Hill Road North  $21^{\circ} 00'$  East 84.6 feet to a stake the point and place of Beginning, and **BEING Lots (7) and (8)** as shown on the plat of the re-subdivision of the B.W. Mangum Estate as surveyed and platted May 1929 by J.T. Poe C.E. and recorded in the Office of the Register of Deeds of Durham County in **Plat 9, Page 55**, to which reference is hereby made for a more particular description.

Tract Two has a street address of 2708 Chapel Hill Road.

The Grantor acquired the above described property by deed recorded in Deed Book 2734, page 292, Durham County Registry.

**TRACT THREE:** BEGINNING at a stake on the west side of the Durham and Chapel Hill Boulevard 250.6 feet in a southerly direction from the south side of Pickett Road, and on the south side of a 16 foot alley and running thence along and with the south side of said alley North  $67^{\circ} 56'$  West 309.5 feet to a stake; thence South  $5^{\circ} 34'$  West 52 feet to a stake, northwest corner of Lot #5; thence along and with the North line of said lot South  $67^{\circ} 56'$  East 290.3 feet to a stake on the west side of Durham and Chapel Hill Boulevard; thence along and with the west side of the said Durham and Chapel Hill Boulevard North  $21^{\circ}$  East 50 feet to a stake on the south side of said 16 foot alley, the point of beginning, and **BEING Lot #6** of the B.W. Mangum Estate, as per plat and survey thereof now on file in the Office of the Register of Deeds of Durham County in **Plat Book 9, at Page 55**, to which reference is hereby made for a more particular description of same.

Tract Three has a street address of 2710 Chapel Hill Road.

The Grantor acquired the above described property by deed recorded in Deed Book 1986, page 975, Durham County Registry.