



**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$490.00	Recording Time, Book and Page:
Tax Map No.	Parcel Identifier No: 169200 & 220775

Mail after recording to: **Grantee**
 This instrument was prepared by: **Anne Page Watson**

THIS DEED made this 11th day of July, 2018 by and between

GRANTOR

Leonard W. Cheatham and spouse, Brenda Maddox Cheatham
Mailing Address: 3709 Cole Mill Rd. Durhan NC 27712

GRANTEE

Robert W. Johnson
Property Address: 2708 Hamlin Rd., Durham, NC 27704
Mailing Address: 2624 Hamlin Rd. Durham NC 27704

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 ALL OF TRACT 1, CONTAINING 28.04 ACRES, MORE OR LESS, AND ALL OF TRACT 2, CONTAINING 10.78 ACRES, MORE OR LESS, AS SHOWN ON THAT PLAT AND SURVEY TITLED "EXEMPT FINAL PLAT PROPERTY OF LEONARD W. CHEATHAM, III," BY CAROLINA CONERSTONE, SURVEYING & LAND DESIGN, DATED 08/01/16 AND REVISED 09/19/16, AND RECORDED IN PLAT BOOK 196 AT PAGE 266, DURHAM COUNTY REGISTRY, AND ALSO BEING THAT TRACT OR PARCEL OF LAND CONTAINING 38.816 ACRES. MORE OR LESS, AS SHOWN ON THAT PLAT AND SURVEY TITLED "BOUNDARY SURVEY SHOWING PROEPRTY OF JAMES O. WOOTEN AND HERBERT L. GARRETT," DRAWN BY JOHN C. ATKINS, PROFESSIONAL LAND SURVEYOR, AND DATED NOVEMBER 17, 2000, AND RECORDED IN PLAT BOOK 150 AT PAGE 195, TO WHICH REFERENCES ARE HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME, AND ALSO BEING THE SAME PROPERTY CONVEYED TO JAMES O. WOOTEN AND HERBERT L. GARRETT BY THAT DEED RECORDED DECEMBER 12, 2000 IN DEED BOOK 2969, PAGE 42, DURHAM COUNTY REGISTRY, AND SHOWN

ON PLAT BOOK 150, PAGE 195, DURHAM COUNTY REGISTRY.

THESE PROPERTIES ARE COMMONLY KNOWN AS 2708 HAMLIN RD. (TRACT 1) AND 2706 HAMLIN RD. (TRACT 2)
PARCEL IDS 169200 (TRACT 1) & 220775 (TRACT 2)

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 7670, Page 14, _____ County Registry.

A map showing the above described property is recorded in Plat Book 196, Page 266, 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)

Leonard W. Cheatham (SEAL)
Leonard W. Cheatham

By: _____

Brenda Maddox Cheatham (SEAL)
Brenda Maddox Cheatham

Title: _____

By: _____

(SEAL)

Title: _____

(SEAL)

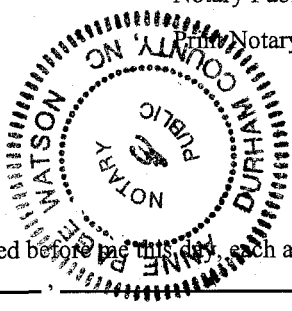
NORTH CAROLINA Durham COUNTY

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: Leonard W. Cheatham and spouse, Brenda Maddox Cheatham. Witness my hand and official stamp or seal, this the 16 day of July, 2018.

My Commission Expires: 11-2018

[Signature]
Notary Public

Notary Name: _____



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 _____, _____.