

For Registration Willie L. Covington
Register of Deeds
Durham County, NC
Electronically Recorded

2014 Dec 09 03:31 PM NC Rev Stamp: \$ 64.00
Book: 7614 Page: 355 Fee: \$ 26.00
Instrument Number: 2014037390
DEED

*Sales Price
\$ 32,000*

Excise Tax: \$ 64.00

North Carolina General Warranty Deed

Prepared by: Lisa M. Logan, Attorney at Law.
Return to: Grantee below.

Brief description for the Index: LOT 4 Prop JM Williams PB 15/40

Parcel ID: 126281

This Warranty Deed is made this 9th day of December, 2014 by and between the following parties:

GRANTOR

JOYCE SPROUSE, Trustee
of the Mary L. Dossett Family Trust
under Trust dated May 20, 2008

LINDA BERINI, Trustee
of the Mary L. Dossett Family Trust
under Trust dated May 20, 2008

Address: 4421 Myers Park Drive
Durham, NC 27705

GRANTEE

Cortney B. Berben, unmarried
Kendall A. Glaze, unmarried

As Joint Tenants with a Right of Survivorship

Address: 1304 Ruffin Street
Durham NC 27701

The designation of Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH

That the Grantor, for and in consideration of good and valuable consideration in hand paid to him by Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and

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submitted electronically by "Law Office of Lisa M. Logan"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

convey unto the Grantee, his heirs and/or successors and assigns, in fee simple all that certain premises, lot or parcel of land situated or lying in the County of Durham, State of North Carolina, and described with more particularity as:

Being all of Lot 4 as shown on that plat entitled "Map Showing the Mrs. J.M. Williams Estate" prepared by S.M. Credle, C.E., dated July 1944 and recorded in Plat Book 15 at Page 40 of the Office of the Register of Deeds of Durham County, North Carolina, to which reference is hereby made for a more particular description of same.

Parcel ID: 126281.

TO HAVE AND TO HOLD the above-described premises, lot or parcel of land, with all the appurtenances thereto belonging, to the Grantee in fee simple.

AND, the Grantor covenants with the Grantee, that the Grantor is seized of the premises, lot or parcel of land in fee simple and has the right to convey same in fee simple, that the title is fully marketable and free and clear from all encumbrances, with the exceptions noted below, if any; and that Grantor will fully warrant and fully defend the title to this real property as described above 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:

- 2014 real estate taxes not yet due and payable.
- Any and all other restrictions, easements, covenants, and agreements.
- Subject to matters set forth in the above referenced recorded plat(s).

The real estate herein described was not the primary residence of the Grantor.

IN WITNESS WHEREOF, the Grantor have set hands and seal hereunto, the day and year as first written herein above.


 _____ (SEAL)
 JOYCE SPROUSE, Trustee
 of the Mary L. Dossett Family Trust


 _____ (SEAL)
 LINDA BERINI, Co-Trustee
 of the Mary L. Dossett Family Trust

STATE OF NC
COUNTY OF Durham

I, Lisa M. Logan, a Notary Public for the County and State shown above, do hereby certify that JOYCE SEROUSE, Trustee and LINDA BERINI, Trustee, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the Mary L. Dossett Family Trust. Witness my hand official notarial seal, this the 9th day of December 2014.

My Commission Expires: 5-5-2018

[Signature] (SEAL)
Notary Public

Printed name of Notary: Lisa M. Logan

LISA M. LOGAN
Notary Public, North Carolina
Durham County
My Commission Expires
May 05, 2018