

For Registration Willie L. Covington
Register of Deeds
Durham County, NC
Electronically Recorded
2015 May 04 04:34 PM NC Rev Stamp: \$ 60.00
Book: 7694 Page: 235 Fee: \$ 26.00
Instrument Number: 2015013125
DEED

Sales Price \$ 30,000

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 60.00

Parcel Identifier No: _____

Prepared By: Lance A. Wootton

Return to : Grantee

The property transferred herein includes does not include the primary residence of the grantor.

THIS DEED made this 4th day of May, 2015, by and between:

GRANTOR	GRANTEE
Joyce Sprouse and Linda Berini, Trustees of the Mary Dosset Family Trust UA Dated 5/20/08 4421 Myers Park Drive Durham, NC 27705	Kenneth Combs and wife, Ericka Combs 130 Fleming Drive Durham, NC 27712

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 situated in Durham County, North Carolina, and more particularly described as follows:

BEING all of Lot 2 on Plat Entitled, "Property of Mary L. Dossett; Final Plat- Recombination of Lot 2 and Lot 3", 'Mrs. J. M. Williams Estate"', recorded September 1999, in Plat Book 144, Page 127, Durham County Registry. Parcel ID: 126279

The Property hereinabove described was acquired by Grantor by instrument recorded in Book 5961 at Page 793. A map showing the above described property is recorded in Plat Book 144, Page 127.

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:

Easements 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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

IN TESTIMONY WHEREOF, the said Grantors have hereunto set their hands and seal, the day and year first above written.

Joyce Sprouse (SEAL)
Joyce Sprouse, Trustee of the Mary Dosset Family Trust UA Dated 5/20/08

Linda Berini (SEAL)
Linda Berini, Trustee of the Mary Dosset Family Trust UA Dated 5/20/08

_____(SEAL)

_____(SEAL)

State of NC / County of Duham

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: Joyce Sprouse and Linda Berini. Witness my hand and official stamp or seal this 4th day of May, 2015.

My Commission Expires: 4-21-17
(SEAL - STAMP)

[Signature]

