

REGISTER OF DEEDS
Sharon A. Davis
Durham County, NC
2022 Jan 03 02:34:06 PM
BK:9579 PG:495-497

DEED
FEE: \$26.00
INSTRUMENT # 2022000180
EXCISE TAX: \$809.00
SMMARSH



NORTH CAROLINA GENERAL WARRANTY DEED

Prepared by Gary Berman, attorney

Return to Grantee

Excise tax: \$809.00

Parcel numbers: 158868 and 200690

Property address: 3024 Holloway Street, Durham, NC 27703

Grantors' address: c/o Carlos Barahona, 505 North Mineral Springs Road, Durham, NC 27703

Grantee's address: 3517 Gooch Road, Durham, NC 27704

The real estate described in this deed does not include any Grantor's primary residence.

THIS DEED, dated December 30, 2021, is from—

GRANTORS: David Barahona (individually and as Administrator of the Estate of Isidro Barahona) and wife, Jessyca Hernandez, and Carlos Barahona (single)

to

GRANTEE: Alma Yanet Perez Flores (a/k/a Alma Perez)

The designations "Grantors" and "Grantee" as used herein shall include said parties and their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.

The Grantors, for valuable consideration, hereby grant, bargain, sell, and convey to the Grantee, in fee simple, all of the following-described land lying in Durham County, North Carolina, and more particularly described as follows:


Lying on the southern side of Holloway Street and BEING all of the rectangular parcel shown, on the plat hereinafter referred to, as having dimensions of 75.0 feet by 270.0 feet. Said plat is entitled "Property of Hillard Allen" and is recorded in Plat Book 90, page 44, Durham County Registry.


(Carlos Barahona and Isidro Barahona acquired this property by deed recorded in Real Estate Book 6902, page 87, Durham County Registry. Isidro Barahona, a resident of Granville County, North Carolina, has died intestate. His Granville County estate file number is 21E-000570. His sole heir is David Barahona, a Grantor herein.)

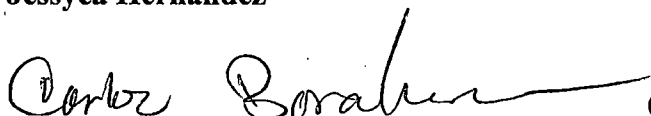
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges, improvements, and appurtenances thereto in fee simple.

AND the Grantors hereby covenant with the Grantee that the Grantors are legally seized of said real estate in fee simple; that the Grantors have good and lawful authority to sell and convey said real estate; that the Grantors hereby fully warrant the title to said real estate, and will defend the same against the lawful claims of all; and that said real estate is free of all encumbrances, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to all recorded exceptions.

IN WITNESS WHEREOF, the Grantors have signed and sealed this deed.

 (SEAL)
David Barahona, individually and as Administrator of the Estate of Isidro Barahona

 (SEAL)
Jessyca Hernandez

 (SEAL)
Carlos Barahona

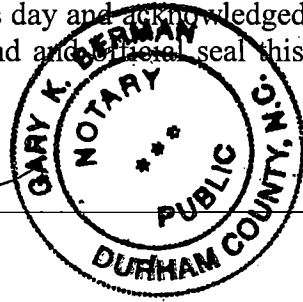
STATE OF NORTH CAROLINA, COUNTY OF DURHAM

I, Gary K. Bergan, a notary public for the aforesaid state and county, hereby certify that David Barahona (individually and as Administrator of the

Estate of Isidro Barahona) personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this the 30 day of December 2021.

[Handwritten Signature]

Notary Public



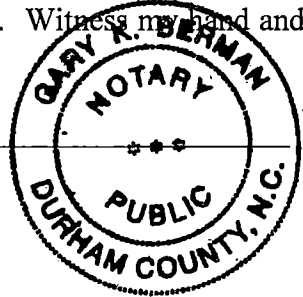
My commission expires: January 8, 2023

STATE OF NORTH CAROLINA, COUNTY OF DURHAM

I, Gary K. Berman, a notary public for the aforesaid state and county, hereby certify that Carlos Barahona personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this the 31 day of December 2021.

[Handwritten Signature]

Notary Public



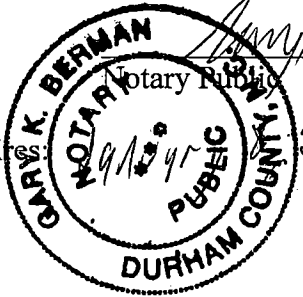
My commission expires: January 8, 2023

STATE OF NORTH CAROLINA, COUNTY OF DURHAM

I, Gary K. Berman, a notary public for the aforesaid state and county, hereby certify that Jessyca Hernandez personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this the 30 day of December 2021.

[Handwritten Signature]

Notary Public



My commission expires: January 8, 2023