

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
**2022 Apr 14 10:53 AM**  
**Book: 9668 Page: 252**  
NC Rev Stamp: \$ 1600.00 Fee: \$ 26.00  
Instrument Number: 2022015692  
DEED

**NORTH CAROLINA GENERAL WARRANTY DEED**

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Prepared By: Arges Law Firm, P.C. (without benefit of title examination or tax advice)  
Return To: Grantee at 303 West Geer St., Durham, NC 27701  
Excise Tax: \$1,600.00  
PIN No.: 105107

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This General Warranty Deed, made this 12<sup>th</sup> day of April, 2022 by and between

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**GRANTOR**

**STEVEN R. WILSON and DENISE M. WILSON, a married couple**

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**GRANTEE**

**WEST GEER 303, LLC, a North Carolina Limited Liability Company**

**510 Meadowmont Village Circle, Suite 367  
Chapel Hill, NC 27517**

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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 valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey to the Grantee, in fee simple, all of the following described land situated, lying and being in the County of Durham and State of North Carolina, more particularly described as follows:

**See Attached Exhibit A**


Being the same property conveyed in Deed Book 7934 at Page 957 of the Durham County Registry. A map showing the above described property is recorded in Plat Book 14 at Page 89.

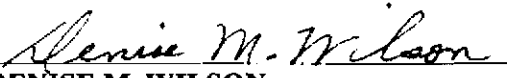
**TO HAVE AND TO HOLD** the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple

submitted electronically by "Beemer, Hadler & Willett, P.A."  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Durham County Register of Deeds.

AND the Grantor hereby covenants with the Grantee that Grantor is legally seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all whomsoever; and that said land is free of all encumbrances, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: Restrictive Covenants and Easements and other matters that may appear in the public record.

IN WITNESS WHEREOF, the said Grantor has executed the foregoing as of the day and year first above written.

  
STEVEN R. WILSON

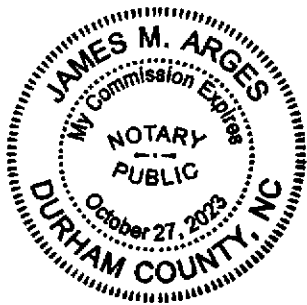
  
DENISE M. WILSON

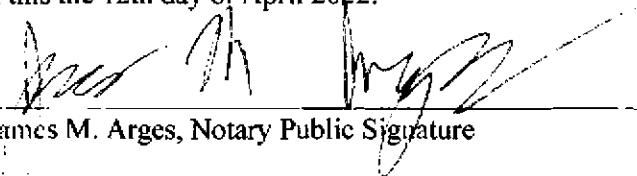
STATE OF NORTH CAROLINA

COUNTY OF DURHAM

I, James M. Arges, a Notary Public for the City/County of Durham, State of North Carolina, do hereby certify that **STEVEN R. WILSON and DENISE M. WILSON**, who is/are known to me or proved to me on the basis of satisfactory evidence to be the person(s) described, personally appeared before me this day, acknowledged to me that he/she/they voluntarily signed the foregoing instrument for the purposes stated therein, and in the capacity indicated.

Witness my hand and official seal this the 12th day of April 2022.



  
James M. Arges, Notary Public Signature

My commission expires: 10/27/2023

(Apply Notary Seal/Stamp in space above)

**EXHIBIT A**

**Legal Description**

BEING all of Lot 2, Block A, of the Resubdivision of part of the R.H. RIGSBEE PROPERTY as shown in Plat Book 14, Page 89, Durham County Registry, to which reference is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 7934, Page 957, Durham County Registry.

Property Address: 303 W. Geer Street, Durham, NC 27701

Parcel: 105107