

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2018 Sep 17 03:28 PM NC Rev Stamp: \$ 530.00
Book: 8509 Page: 45 Fee: \$ 26.00
Instrument Number: 2018032580
DEED

Excise Tax \$530.00
Tax ID #183002

This instrument prepared by: Willard & Willard, L.L.P., Attorneys at Law
(without title examination)

Return to: Grantee

Brief description for the Index: Lot 1, Prop. of Edith Wrenn s/d, PB151/321-322

SPECIAL WARRANTY DEED

STATE OF NORTH CAROLINA

COUNTY OF DURHAM

THIS DEED made this 13 day of September 2018 by and between Coastal Federal Credit Union, a credit union organized under the laws of the United States of America, whose address is P.O. Box 58429, Raleigh, NC 27658, GRANTOR and Nima Ahmadi, single, GRANTEE whose address is 306 Oak Hill Drive, Durham, NC 27712.

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 of that certain lot, tract or parcel of land situated in the County of Durham, North Carolina and more particularly described as follows:

BEING all of Lot 1, Property of Edith Wrenn Subdivision, as recorded in Plat Book 151, Pages 321-322, Durham County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6552, Page 38, Durham County Registry.

The property is not the principal residence of Grantor.

TO HAVE AND TO HOLD the aforesaid lot, tract 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 has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: The provisions of all applicable zoning and land use ordinances, statutes and regulations; 2018 ad valorem taxes; all applicable restrictive covenants and utility easements of record.

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.

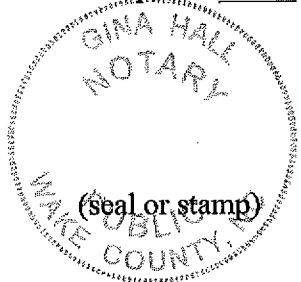
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Coastal Federal Credit Union

By: Martyn A. Pell (SEAL)
Name: Martyn A. Pell
Title: Sr. Vice-President

State of North Carolina
County of Wake

I, Gina Hall a Notary Public of the County and State aforesaid, certify that Martyn A. Pell, personally came before me this day and acknowledged that he is Sr. Vice-President of Coastal Federal Credit Union, a credit union organized under the laws of the United States of America, and that by authority duly given and as an act of the credit union, the foregoing instrument was signed in its name by him as Sr. Vice-President. Witness my hand and official seal or stamp, this 13th day of September, 2018.



Gina Hall
Notary Public Official Signature

Gina Hall
Notary Printed or Typed Name

My commission expires: 02/10/2021