

FOR REGISTRATION  
Sharon A. Davis  
REGISTER OF DEEDS  
Durham County, NC  
2016 JUN 24 11:25:11 AM  
BK: 7960 PG: 801-803  
DEED  
FEE: \$26.00  
EXCISE TAX: \$470.00  
INSTRUMENT # 2016020694  
SMMARSH



2016020694

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 470.00

Parcel Identifier No. 125490 & 125491 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee 7505 N. Oakley Ave., Chicago, IL 60645

This instrument was prepared by: Joseph W. Marion

Brief description for the Index: Warren Park Block I Plat Book 5A, Page 76

THIS DEED made this 15th day of June, 2016, by and between

GRANTOR	GRANTEE
LEONARD A. WAGNER and wife, DEBORAH A. WAGNER	JEFFREY GOLDSTEIN and wife, LISA VOGEL
Address: 4736 Pender Drive Efland, NC 27243	Property Address: 3107 & 3109 Guess Road Durham, NC

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 the City of Durham, \_\_\_\_\_ Township, Durham County, North Carolina and more particularly described as follows:

See attached Exhibit A for legal description

All or a portion of the property herein conveyed does not include the primary residence of the Grantor. (N.C.G.S § 105-317.2).

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2933, Page 208.

A map showing the above described property is recorded in Plat Book 5A, Page 76.

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, other than the following exceptions:


**Subject to all easements, restrictions and rights-of-way of record.**

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

\_\_\_\_\_  
(Entity Name)

 (Seal)  
LEONARD A. WAGNER

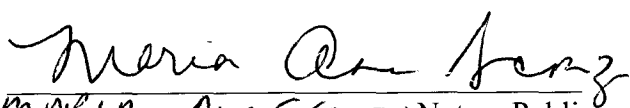
By: \_\_\_\_\_  
Title: \_\_\_\_\_

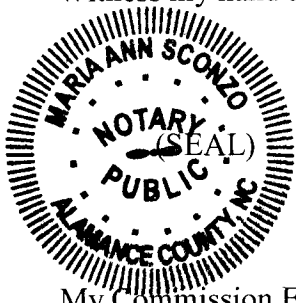
 (Seal)  
DEBORAH A. WAGNER

State of North Carolina - County of Durham

I, the undersigned Notary Public of Alamance County and State of North Carolina, do hereby certify that **LEONARD A. WAGNER and wife, DEBORAH A. WAGNER** personally appeared before me this day and acknowledged to me that they voluntarily executed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 23 day of June, 2016.

Sign:   
Print: MARIA Ann Scenzo Notary Public



My Commission Expires: 6/2/2018

**EXHIBIT A**

BEGINNING at a stake on the west side of Guess Road 900 feet in a southerly direction from the southwest intersection of Fish Dam Road and Guess Road and running thence South 2° 43' East 50 feet to a stake; thence South 88° 50' West 206 feet to a stake; thence North 2° 43' West 50 feet to a stake; thence North 88° 50' East 206 feet to a stake, the point and BEGINNING, as per plat and survey made by E.L. Culbreth, dated November 3, 1926, same being the **southern part of Lot No. 4 in Block I**, as shown on map of WARREN PARK, recorded in Plat Book 5, Page 76; in the Office of the Register of Deeds of Durham County, to which reference is made.

The above referenced property description has a street address of 3109 Guess Road, Durham NC and a tax parcel #125490.

BEGINNING at an iron stake in the western edge of 60 ft. Guess Road 550 feet along said edge of road north from the northern edge of 50 ft. Fairview Street and running South 88° 50' West 206 feet to an iron pipe; thence North 2° 43' West 50 feet to an iron stake; thence North 88° 50' East 206 feet to an iron pipe in the western edge of said Guess Road; thence along and with said edge of Guess Road South 2° 43' East 50 feet to the BEGINNING, same being the **southeast portion of Lot No. 4 in Block I** of Warren Park, as shown on Plat Book 5A, Page 76, in the Office of the Register of Deeds of Durham County, to which reference is made.

The above referenced property description has a street address of 3107 Guess Road, Durham NC and a tax parcel #125491.

SAVING AND EXCEPTING that land deeded to the NCDOT at Deed Book 1402, Page 885, Durham County Registry.