

Register of Deeds  
Sharon A. Davis  
Durham County, NC

09/29/2022 11:23:55AM

BT: OPR B: 9791 P: 123 Pages: 5

DEED - DEED

Fee: \$460.00 Excise Tax: \$434.00

**INSTRUMENT #2022038484**

April Carrington

Space Above This Line Left Blank For Recording  
Data Pursuant to N.C.G.S. § 161-14(b)(2)

File No. 223201N1  
Deed (General Warranty)

**GENERAL WARRANTY DEED**

Space Below for E-Recording Submitter Statement Pursuant to N.C.G.S. § 47-14(a1)(5):  
submitted electronically by "Sterling Law"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Durham County Register of Deeds.

Excise Tax:	\$434.00
PIN/PID:	157702
N.C.G.S. § 161-31:	This instrument prepared by David P. Clapsadl, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.
N.C.G.S. § 105-317.2:	The property _____ does _____ does not include the primary residence of a grantor.
Return to:	Grantee
This instrument was prepared by:	Sterling Law (This deed is prepared without tax advice) Raleigh Branch 3700 Glenwood Avenue, Suite. 350 Raleigh, North Carolina 27612
Brief Description:	3112 Page Road

THIS DEED is made this 16 day of September 2022 by and between:

Grantors:	Grantee:
<u>Penny Green Cobb</u> , and <u>Jeffrey Langdon Cobb</u> , a married couple, and <u>Vicki Green Duggins</u> , and <u>John Robert Duggins Jr</u> , a married couple 1216 Briar Patch Lane Raleigh, NC 27615	<u>Naresh Maddineni</u> , married 3112 Page Road Morrisville, NC 27560

WITNESSETH:

For valuable consideration from Grantee to Grantors, the receipt and sufficiency of which is hereby acknowledged, Grantors hereby grant, bargain, sell, and convey unto Grantee in fee simple and with general warranty of title, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property:

**SEE EXHIBIT A, ATTACHED AND MADE PART HERETO**

For further reference, see deed recorded in Deed Book 7891, Page 857, Durham County Register of Deeds

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any;

And Grantors hereby warrant that Grantors are seized of the premises in fee and have the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantors will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever;

And each undersigned signer as or for Grantors hereby expressly warrant that said signer is duly authorized to execute, sign, and deliver this deed, that all persons may rely on this representation, and no person need further inquire into the authority of the signer;

And all references to Grantors and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context;

And this Deed may be signed in one or more counterparts which, when assembled, shall constitute one original and valid Deed for recordation;

This conveyance is made subject to the following Exceptions and Reservations:

1. Taxes or assessments for the year 2022, and subsequent years, not yet due and payable;
2. All easements, restrictions, covenants, and rights of way of record;

IN WITNESS WHEREOF, the Grantors have duly executed the foregoing as of the day and year written.

[SIGNATURE(S) TO FOLLOW]

Penny Green Cobb (SEAL)  
Penny Green Cobb

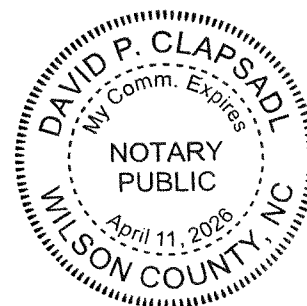
County: Wake  
State: North Carolina

I, a notary public, certify that Penny Green Cobb personally appeared before me this day, acknowledging to me that s/he signed the foregoing Deed.

[Signature] Date: 9/16/2022  
Official Signature of Notary

Official Notarial Seal:  
(Ink seals only. No embossed seals.)

Notary's Printed or Typed Name  
My Commission Expires: \_\_\_\_\_



Jeffrey Langdon Cobb (SEAL)  
Jeffrey Langdon Cobb

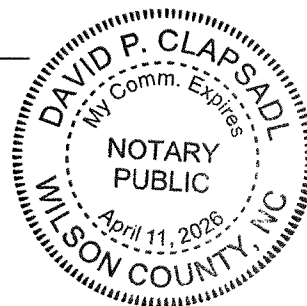
County: Wake  
State: North Carolina

I, a notary public, certify that Jeffrey Langdon Cobb personally appeared before me this day, acknowledging to me that s/he signed the foregoing Deed.

[Signature] Date: 9/16/2022  
Official Signature of Notary

Official Notarial Seal:  
(Ink seals only. No embossed seals.)

Notary's Printed or Typed Name  
My Commission Expires: \_\_\_\_\_



Vicki Green Duggins (SEAL)  
Vicki Green Duggins

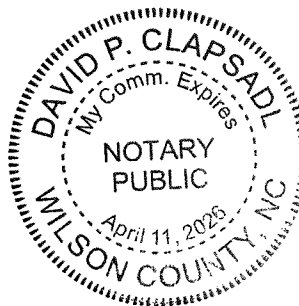
County: Wake  
State: North Carolina

I, a notary public, certify that Vicki Green Duggins personally appeared before me this day, acknowledging to me that s/he signed the foregoing Deed.

[Signature] Date: 9/10/2022  
Official Signature of Notary

Official Notarial Seal:  
(Ink seals only. No embossed seals.)

Notary's Printed or Typed Name  
My Commission Expires: \_\_\_\_\_



John Robert Duggins Jr (SEAL)  
John Robert Duggins Jr

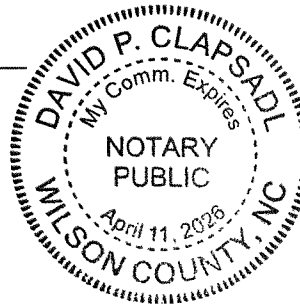
County: Wake  
State: North Carolina

I, a notary public, certify that John Robert Duggins Jr personally appeared before me this day, acknowledging to me that s/he signed the foregoing Deed.

[Signature] Date: 9/10/2022  
Official Signature of Notary

Official Notarial Seal:  
(Ink seals only. No embossed seals.)

Notary's Printed or Typed Name  
My Commission Expires: \_\_\_\_\_



**EXHIBIT A  
LEGAL DESCRIPTION**

BEGINNING at an iron stake on the West side of Page Road at the Northeast corner of the Property of Frank Lynch and running thence North 78° 00' West 227.7 feet to an iron stake; thence North 5° 15' East 234 feet to an iron stake; thence North 88° 50' East 287.2 feet to an iron stake on the West side of Page Road; thence along and with the West side of Page Road Chord South 10° 35' West 100 feet to a stake and thence continuing along with the West Side of said Page Road Chord 17° 30' West 100 feet to a stake, and thence continuing along with the West side of said Page Road Chord South 21° 40' West 100 feet to an iron stake, the point and place of the BEGINNING and being the Property of Ralph B. Green and wife, Maxine Markham Green, as per plat and survey thereof by Eugene A. Davis, Reg. Surveyor, dated Sept. 1970 and recorded in the office of the Register of Deeds for Durham County in Plat Book 66 at page 48, to which said plat reference is hereby made for a more particular description of the same.