

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
2022 May 09 04:27 PM
Book: 9690 Page: 314
 NC Rev Stamp: \$ 250.00 Fee: \$ 26.00
 Instrument Number: 2022019592
 DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 250.00

Parcel Identifier No. 164094

Mail/Box to: GRANTEE

This instrument was prepared by: Hilton Silvers & McClanahan PLLC, 7320 Six Forks Road, Suite 100, Raleigh, NC 27615 Brief description for Index:

THIS DEED made this 10 day of May 2022, by and between

GRANTOR	GRANTEE
<p>Larry W. Windley and spouse, Carol Beaman Windley</p>	<p>Deals 421 LLC A North Carolina limited liability company Mailing Address: 3205 Aralia Court Raleigh, NC 27614 Property Address: 3128 E. US 70 Hwy Durham, NC 27703</p>
<p>108 Northwest Avenue Washington, NC 27889</p>	

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 Durham County, North Carolina and more particularly described as:

SEE ATTACHED EXHIBIT A WHICH IS INCORPORATED BY REFERENCE.

The property described above was acquired by Grantor by instrument recorded in Book 1615, Page 183.
 A map showing the above described property is recorded in Book____, Page_____.

All or a portion of the property conveyed is/ is not a principal residence of the Grantor.

submitted electronically by "Harris & Hilton, 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.

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.

Grantor covenants with 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:

Ad valorem taxes for the current year; utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property.

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

Larry W. Windley (SEAL)
Larry W. Windley

Carol B. Windley (SEAL)
Carol Beaman Windley

STATE OF NC COUNTY OF Wake

I, the undersigned Notary Public, certify that the following person(s) personally appeared before me this day and that I have personal knowledge of the identity of the principal(s) and/or I have seen satisfactory evidence of the principal's identity by a current state or federal identification with the principal's photograph in the form of a Driver's License and that he/she/they acknowledged to me that he/she/they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Larry W. Windley and Carol Beaman Windley

Date: 5-16-2022

(Official Seal)

Loren Hedrick

Printed Name: Loren Hedrick

My commission expires: 6-16-26



EXHIBIT "A"

That certain lot or parcel of land lying and being situated in Oak Grove Township, Durham County, North Carolina and being more particularly described as follows:

Beginning at a point located in the southwestern right of way line of U.S. Highway Number 70, said beginning point also being located as follows: begin at the northwest corner of Lot 2 of the Fulford Property as shown in Plat Book 91 at Page 62 of the Durham County Registry, and runs thence along the southwestern right of way of U.S. Highway 70, North $44^{\circ} 30'$ West 200.00 feet to a point in said right of way line, the Point of Beginning of this tract and running from said beginning point as fixed, South $48^{\circ} 58' 58''$ West 533.11 feet to a point in the Steine and Blanchard line, a corner; thence North $09^{\circ} 42' 40''$ East 158.88 feet to a point, a corner; thence North $48^{\circ} 58' 58''$ East 410.80 feet to a point in the southwestern right of way line of U.S. Highway 70, a corner; thence along and with said right of way line South $41^{\circ} 01' 02''$ East 100 feet to the point and place of beginning and being all of Lot 6 containing 1.083 acres, more or less as shown on the survey entitled "Property of William E. Fulford and wife Betty G. Fulford" as surveyed by George C. Love, Jr. and dated April 3, 1979, reference to which is hereby made for a clearer and more accurate description.