

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2018 Mar 23 04:23:14 PM
BK:8389 PG:156-158
DEED
FEE: \$26.00
INSTRUMENT # 2018009622
EXCISE TAX: \$200.00



**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ 200.00

Recording Time, Book and Page

Tax Map No. 0853-03-33-6378

Parcel Identifier No.

Mail after recording to: Grantee

This instrument was prepared by: Joe Weinberger, Jr. Attorney at Law, (this deed was prepared at the request of the Grantor based upon information provided by the Grantor and without title examination, survey, or verification of property description.)

THIS DEED made this 23rd day of March, 2018 by and between

GRANTOR

THERESA CLARK GREEN and husband, **ANGIER LEE GREEN**
3312 Tom Clark Road, Durham, North Carolina 27704
and

WINFRED CLYDE CLARK, JR. and wife, **CATHY NEAL CLARK**
3304 Tom Clark Road, Durham, North Carolina 27704

GRANTEE

DANNY ROBERTS PROPERTIES, LLC,
a North Carolina Limited Liability Company
2703 Cheek Road, Durham, North Carolina 27704

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 Grantors, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land lying and being in Oak Grove Township, Durham County, North Carolina, and more particularly described as follows:

BEGINNING at the point of intersection southern boundary line of Geer Street (also known as the Durham and Oxford Highway) and the center line of Burton Road (formerly Jeffries Road) and running thence along and with the southern boundary line of Geer Street, South 53° West 241.7 feet to a stake; thence South 43° 4' East 156.37 feet to a stake; thence South 6° 35' West 115.99 feet to a stake; thence South 48° East 38 feet to a stake; thence South 79° East 145 feet to a stake; thence North 55° 30' East 114 feet to a point in the center line of Burton Road; thence along and with the center line of said Road, North 24° 23' West 398.69 feet to the point and place of BEGINNING.

This is the identical property conveyed in Book 419, Page 438, Durham County Registry. Winfred C. Clark and wife Peggy C. Clark are both deceased, Theresa Clark Green and Winfred Clyde Clark, Jr. were their only heirs.

The above described property _____ does XX does not include the primary residence of the Grantor.

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 Grantors covenant with the Grantee, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: Easements and Restrictions of record, if any.

IN WITNESS WHEREOF, the Grantors have hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

Theresa Clark Green (SEAL) Angier Lee Green (SEAL)
 Theresa Clark Green Angier Lee Green
Winfred Clyde Clark, Jr. (SEAL) Cathy Neal Clark (SEAL)
 Winfred Clyde Clark, Jr. Cathy Neal Clark

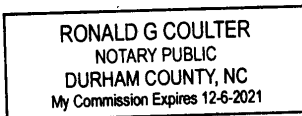
STATE OF NORTH CAROLINA
COUNTY OF DURHAM

I, Ronald G. Coulter, a notary public of Durham County, State of North Carolina do certify that on this 23rd day of March, 2018 before me personally appeared **TERESA CLARK GREEN** (personally known to me) (proved to me by satisfactory evidence) to be the person whose name is signed on the preceding or attached record, and acknowledged to me that she signed it voluntarily for its stated purpose.

Ronald G. Coulter
 Notary Public
Ronald G. Coulter
 Printed Name of Notary

OFFICIAL SEAL

My Commission Expires: 12/06/2021



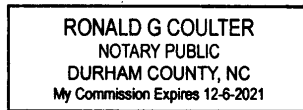
STATE OF NORTH CAROLINA
COUNTY OF DURHAM

I, Ronald G. Coulter, a notary public of Durham County, State of North Carolina do certify that on this 23rd day of March, 2018 before me personally appeared **ANGIER LEE GREEN** (personally known to me) (proved to me by satisfactory evidence) to be the person whose name is signed on the preceding or attached record, and acknowledged to me that he signed it voluntarily for its stated purpose.

Ronald G. Coulter
 Notary Public
Ronald G. Coulter
 Printed Name of Notary

OFFICIAL SEAL

My Commission Expires: 12/06/2021



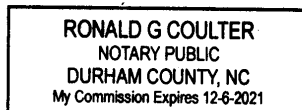
STATE OF NORTH CAROLINA
COUNTY OF DURHAM

I, Ronald G. Coulter, a notary public of Durham County, State of North Carolina do certify that on this 23rd day of March, 2018 before me personally appeared **WINFRED CLYDE CLARK, JR.** (personally known to me) (proved to me by satisfactory evidence) to be the person whose name is signed on the preceding or attached record, and acknowledged to me that he signed it voluntarily for its stated purpose.

Ronald G. Coulter
 Notary Public
Ronald G. Coulter
 Printed Name of Notary

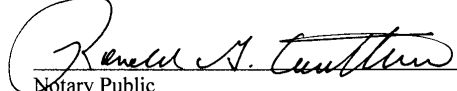
OFFICIAL SEAL

My Commission Expires: 12/06/2021



STATE OF NORTH CAROLINA
COUNTY OF DURHAM

I, Ronald G. Coulter, a notary public of Durham County, State of North Carolina do certify that on this 23rd day of March, 2018 before me personally appeared **CATHY NEAL CLARK** (personally known to me) (proved to me by satisfactory evidence) to be the person whose name is signed on the preceding or attached record, and acknowledged to me that she signed it voluntarily for its stated purpose.



Notary Public

Ronald G. Coulter

Printed Name of Notary

OFFICIAL SEAL

My Commission Expires: 12/06/2021

