

FOR REGISTRATION  
Sharon A. Davis  
REGISTER OF DEEDS  
Durham County, NC  
2019 Apr 10 03:41:31 PM  
BK:8631 PG:273-274  
DEED  
FEE: \$26.00  
INSTRUMENT # 2019011257  
EXCISE TAX: \$750.00



**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: ~~50.00~~ 750.00

Recording Time, Book and Page:

Tax Map No.

Parcel Identifier No: 112045

Mail after recording to: **GRANTEE MAILING ADDRESS**

This instrument was prepared by: **THE LAW OFFICES OF WHITFIELD & BOWENS, PLLC**

THIS DEED made this 8th day of April, 2019 by and between

**GRANTOR**

**NO GREATER LOVE CHRISTIAN CHURCH AKA NO GREATER LOVE CHRISTIAN CHURCH, INC.**

**Mailing Address:**

**GRANTEE**

**SAINT JAMES BAPTIST CHURCH, INC.**

**Property Address: 314 N. Hyde Park, Durham, NC 27703**

**Mailing Address: 314 N. Hyde Park Ave. Durham, NC 27703**

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 and more particularly described as follows:

**BEGINNING AT IRON PIN AT THE INTERSECTION OF THE EASTERN RIGHT OF WAY LINE OF HYDE PARK AVENUE AND THE SOUTHERN RIGHT OF WAY OF TAYLOR STREET, AND RUNNING THENCE A LONG AND WITH THE SOUTHERN RIGHT OF WAY LINE OF TAYLOR STREET SOUTH 87 DEGREES 42 MINS. 00 SEC. EAST A DISTANCE OF 216.39 FEET TO AN IRON PIN; THENCE SOUTH 2 DEGREES. 18 MINS. 00 SECS. WEST A DISTANCE OF 66.09 FEET TO AN IRON PIN IN THE NORTHERN LINE OF LOT 49, OF BLOCK B OF THE "T.E. CHEEK PROPERTY" AS SHOWN IN PLAT BOOK 5 AT PAGE S 124 AND 125 IN THE DURHAM COUNTY REGISTRY; THENCE ALONG THE NORTHERN LINES OF LOT 49 AND 27 BLOCK B NORTH 87 DEGREES. 42 MINS. 19 SECS. WEST 216.80 FEET TO AN IRON PIN IN THE EASTERN RIGHT OF WAY LINE OF HYDE PARK AVENUE; THENCE ALONG AND WITH THE RIGH T OF WAY LINE NORTH 2 DEGREES. 39 MINS. 17 SECS. EAST 66.11 FEET TO AN IRON PIN, THE BEGINNING POINT AND CONTAINING 14,317 SQ. FT.**

THIS PROPERTY IS DESIGNATED NO. 314 N. HYDE PARK AVENUE, DURHAM, NC.

THIS PROPERTY IS SHOWN ON BOUNDARY SURVEY OF 315 MAP LE STREET AND 314 HYDE PARK AVENUE, HYDE PARK PENTECOSTAL HOLINESS CHURCH PROPERTY BY NORMAN A. BEAVER, R.L.S., DATED APRIL 11, 1983.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 6466, Page 592, Durham County Registry.

A map showing the above described property is recorded in Plat Book 5, Page 124-125, and referenced within this instrument.

Does the above described property include the primary residence (yes/no) ? **No**

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has 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.

NO GREATER LOVE CHRISTIAN CHURCH  
AKA NO GREATER LOVE CHRISTIAN  
CHURCH, INC.

(SEAL)

By: Arlene Chavis, Pastor  
ARLENE CHAVIS, PASTOR  
Title: ARLENE CHAVIS, PASTOR

(SEAL)

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

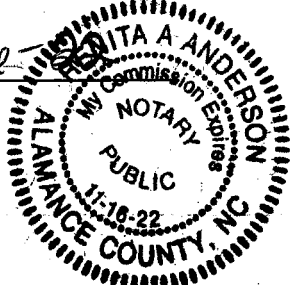
(SEAL)

(SEAL)

NORTH CAROLINA DURHAM COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: ARLENE CHAVIS, PASTOR. Witness my hand and official stamp or seal, this the 9th day of April, 2019.

My Commission Expires: 11-16-2019



Renita A. Anderson  
Notary Public

Print Notary Name: Renita A. Anderson

NORTH CAROLINA DURHAM COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the