

For Registration Sharon A. Davis  
 Register of Deeds  
 Durham County, NC  
 Electronically Recorded  
 2016 Jun 09 08:57 AM NC Rev Stamp: \$ 500.00  
 Book: 7949 Page: 167 Fee: \$ 26.00  
 Instrument Number: 2016018476  
 DEED

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$500.00

Parcel Identification No. 103077 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: Brock & Scott, PLLC

Mail/Box to: GRANTEE

This instrument was prepared by: Brock & Scott, PLLC, 4700 Falls of Neuse Rd., Suite 350, Raleigh, NC 27609

Brief description for the Index: Being all of Unit R-4, in West Main Street Condominium, Durham County, State of North Carolina.

PROPERTY ADDRESS: 323 W MAIN STREET, DURHAM, NC 27701

THIS DEED made this 2nd day of May, 2016, by and between

GRANTOR	GRANTEE
Barbara Kurth, an unmarried woman	Michelle Nicole Aulizia, an unmarried woman
	Mailing address: 323 W MAIN STREET DURHAM, NC 27701

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:

Being all of Unit R-4 of the West Main Street Condominium as identified and designated in that Declaration for West Main Street Condominium, drawn pursuant to the North Carolina Condominium Act, together with plans attached thereto and forming a part thereof, and recorded in Book 1777, Page 867, Et Seq., Durham County Registry, and condominium file No. 5, 32-45 of the Durham County Registry, reference to such Declaration and Plans being hereby made for a more specific description of the aforesaid Unit, together with the units undivided interest in an to the common elements and designated limited common elements as described and set forth in the aforesaid Declaration and Plans, reference to such Declaration and Plans being hereby made for a more specific description to the common elements and limited common elements.

All or a portion of the property herein conveyed \_\_\_\_\_ includes or \_\_\_\_\_ does not include the primary residence of a Grantor. (NC GS § 105-317.2)

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6906 page 188.

A map showing the above described property is recorded in Plat Book 5 page 32-45.

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:

- 1. Ad valorem taxes for the current year and subsequent years; and
- 2. Easements, restrictions and other matters of record affecting title to the subject property.

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

*Barbara Kurth by Warren Adamson, Attorney in Fact* (SEAL)  
 Barbara Kurth by Warren Adamson, Attorney in Fact

STATE OF NORTH CAROLINA  
COUNTY OF DURHAM

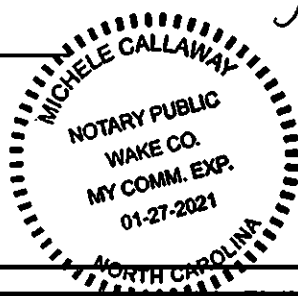
I, Michele Callaway, a Notary Public for the County of Wake, State of North Carolina, do hereby certify that, WARREN ADAMSON, Attorney-in-Fact for BARBARA KURTH, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for himself and on behalf of BARBARA KURTH and that his authority to execute and acknowledge said instrument is contained in the instrument duly executed, acknowledged, and recorded in Book 7949, Page 138 of the Office of the Register of Deeds in the County of DURHAM, State of North Carolina, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; that the said WARREN ADAMSON, acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for himself and on behalf of the said BARBARA KURTH.

WITNESS my hand and official seal, this the 7th day of June 2016.

(OFFICIAL SEAL)

My Commission expires: 1-27-21

*[Signature]*  
 \_\_\_\_\_  
 NOTARY PUBLIC



The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: \_\_\_\_\_ Register of Deeds for \_\_\_\_\_ County  
Deputy/Assistant - Register of Deeds