

FOR REGISTRATION  
 Sharon A. Davis  
 REGISTER OF DEEDS  
 Durham County, NC  
 2016 AUG 05 03:57:05 PM  
 BK: 7992 PG: 981-982  
 DEED  
 FEE: \$26.00  
 EXCISE TAX: \$1,678.00  
 INSTRUMENT # 2016026570  
 SMMARSH



2016026570

**NORTH CAROLINA GENERAL WARRANTY DEED**

Prepared by: Schell Bray PLLC (HHA) [WITHOUT TITLE EXAM]  
 Return to: GRANTEE  
 Excise Tax: 1678.00  
 Parcel Identifier No.: 128549  
 Brief description for the Index: Lots 1 and 2, Block 19, Belvindale Property

**THIS DEED** made this \_\_\_ day of August, 2016, by and between

GRANTOR	GRANTEE
<p><b>JOHA H. WON</b>                      And wife,  <b>JEONG H. WON</b></p> <p>19019 Stone Brook                      Chapel Hill, NC 27517</p>	<p><b>CHARLESTON ASSOCIATES, LLC</b>                      A NC limited liability company</p> <p>c/o Robert Christopher Dillon                      P.O. Box 20255                      Raleigh, NC 27619</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 the County of Durham, North Carolina and more particularly described as follows:

BEING all of Lots 1 and 2 in Block 19, as shown on the map of Belvindale Property recorded in the Office of the Register of Deeds for Durham County, North Carolina in Plat Book 5, at Page 112, to which map reference is hereby made as a part of the description.

The property hereinabove described does not contain the primary residence of Grantor, and was acquired by Grantor by instrument recorded in the Durham County Registry at Book 5131, Page 743.

**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:

1. Taxes for the year 2016 and subsequent years, not yet due and payable.
2. Easements, restrictions and rights-of-way of record.
3. Matters that would be disclosed by a current and accurate survey or inspection of the Property.
4. Zoning matters and any matters known to Grantee.
5. Lease with Biscuitville, Inc. as evidenced by that certain Short Form of Lease dated as of March 1, 2006 and recorded in Book 5131, Page 747 of the aforesaid records.

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

By: [Signature] (SEAL)  
Name: Joha H. Won

By: [Signature] (SEAL)  
Name: Jeong H. Won

STATE OF NORTH CAROLINA

COUNTY OF Orange

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: **Joha H. Won and Jeong H. Won.**

Date: July 29<sup>th</sup>, 2016

[Signature]  
Official Signature of Notary

(Official Seal)

Emily M. Crawford Theriault, Notary Public  
Printed or typed name

My commission expires: 6/26/21

