

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2017 Jan 06 01:22 PM NC Rev Stamp: \$ 370.00
Book: 8103 Page: 153 Fee: \$ 26.00
Instrument Number: 2017000541
DEED

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ 370.00 Recording Time, Book and Page
Tax Map No. Parcel Identifier No. 123116

Mail after recording to: GRANTEE @ 303 LAKE HOGAN FARM ROAD, CHAPEL HILL, NC 27516
This instrument was prepared by: Arges Law Firm, P.C. (James M. Arges/FMCH)

THIS DEED made this 6 day of January, 2017 by and between

GRANTOR

FRANK M. RAMOS AND SPOUSE, ANNE J. RAMOS

103 WATER LEAF LANE, CARY, NC27508

GRANTEE

ENGELHARDT VENTURES, LLC

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:

BEING ALL OF THAT CERTAIN TRACT OF PROPERTY AS SHOWN ON THE FINAL PLAT ENTITLED "FINAL PLAT RECOMBINATION PROPERTY OF FRANK M. RAMOS ET UX ANNE J. RAMOS" SURVEYED BY CREDLE ENGINEERING COMPANY, INC, DATED AUGUST 4, 2004 AND RECORDED IN PLAT BOOK 163, PAGE 28, DURHAM COUNTY REGISRY. SAME PROPERTY FORMERLY KNOWN AS BEING ALL OF LOTS 1 AND 2 OF THE KENNETH H. DAVIS PROPERTY AS RECORDED IN PLAT BOOK 92, PAGE 70, DURHAM COUNTY REGISRY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF THE SAME.

submitted electronically by "Arges Law Firm"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2180 Page 247, DURHAM County Registry. A map showing the above described property is recorded in Plat Book 163 Page 28, DURHAM County Registry.

The above described property does 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 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.

Frank M. Ramos
FRANK M. RAMOS

Anne J. Ramos
ANNE J. RAMOS

STATE OF North Carolina
COUNTY OF Durham

I, Vallyre R Hyers, a Notary Public for Orange County, State of North Carolina, certify that FRANK M. RAMOS AND SPOUSE, ANNE J. RAMOS personally appeared before me this day, acknowledging to me that he/she signed the foregoing document: NORTH CAROLINA GENERAL WARRANTY DEED. Witness my hand and official stamp or seal, this the 6th day of January, 2018.

My Commission Expires: 11/22/21

Vallyre R Hyers
Notary Public

Print Notary Name: Vallyre R Hyers

