

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2017 May 01 10:58 AM NC Rev Stamp: \$ 306.00
 Book: 8173 Page: 780 Fee: \$ 26.00
 Instrument Number: 2017014242
 DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 306.00

Parcel Identifier No. 123062 Verified by _____ County on the _____ day of _____, 20____
 By: _____

Mail/Box to: Grantee

This instrument was prepared by: William G. Harriss (Without benefit of title exam)

Brief description for the Index: Lot 3 greater portion

THIS DEED made this 19th day of April, 2017, by and between

GRANTOR	GRANTEE
KEVIN THOMAS ROSEMOND and wife, LORI D. ROSEMOND	DENNIS BEST
Address: 11 Porchlight Court Durham, NC 27707	Mailing Address: <u>3307 University Dr.</u> <u>Durham NC 27707</u>
	Property Address: 3307 University Dr. Durham, NC 27707

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, City-Out Township, Durham County, North Carolina and more particularly described as follows:

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

See attached Exhibit A for legal description

All or a portion of the property herein conveyed does not include the primary residence of the Grantor. (N.C.G.S § 105-317.2).

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1695, Page 920.


A map showing the above described property is recorded in Plat Book 10, Page 156.

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:

Subject to all easements, restrictions and rights-of-way of record.

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

_____		(Seal)
(Entity Name)	KEVIN THOMAS ROSEMOND	
By: _____		(Seal)
Title: _____	LORI D. ROSEMOND	

State of North Carolina - County of Durham

I, the undersigned Notary Public of Alamance County and State of North Carolina, do hereby certify that **KEVIN THOMAS ROSEMOND and wife, LORI D. ROSEMOND** personally appeared before me this day and acknowledged to me that they voluntarily executed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 20th day of April, 2017.



Sign: 

Print: Maria Ann Sconzo - Notary Public

My Commission Expires: 6/2/2018

EXHIBIT A

BEGINNING at a stake set in the southern right of way of University Drive, said stake being located South 84° 14' 01" West 138.92 feet from the southwest corner of the intersection of Mossdale Avenue, and University Drive; running thence along and with the southern right of way of University Drive South 84° 14' 01" West 67.34 feet to a stake; thence South 02° 34' 22" West 168.64 feet to a stake; thence North 82° 13' 42" East 67.35 feet to a stake; thence North 03° 11' 00" East 157.80 feet to a stake; thence North 06° 11' 24" West 8.62 feet to a stake, set in the southern right of way of University Drive, the point and place of beginning, containing 0.258 acres more or less, and being the property of Kevin T. Rosenond and wife, Lori D. Rosenond as shown on survey by Larry W. Poole and Associates, P. A. dated 11/25/91, and as revised 12/11/91. See also the greater portion of Lot 3 of H. S. Pickett Property as recorded in Plat Book 10, at Page 156, in the Register of Deeds of Durham County.

Subject to all easements, restrictions and rights-of-way of record.

This property has a street address of 3307 University Drive, Durham, North Carolina and a tax parcel #123062.