

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2014 FEB 20 09:04:25 AM
BK:7444 PG:104-106
DEED
FEE: \$26.00
EXCISE TAX: \$470.00
INSTRUMENT # 2014004448
APRILJ



**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: **\$470.00** Recording Time, Book and Page:
Tax Map No. Parcel Identifier No:

Mail after recording to: **Grantee**
This instrument was prepared by: **Lance A. Wootton**

THIS DEED made this 18th day of February, 2014 by and between

GRANTOR

**Peter R. Stern and wife, Carolyn Stern,
1821 Holland Chapel Road, Apex, NC 27523**

Sandra Reed and husband, David Thaxton

Mailing Address: PO Box 72973 Durham NC 27722

GRANTEE

**Kenneth Combs
Property Address: 3321 Guess Road, Durham, NC 27705**

Mailing Address: 3321 Guess Road Durham NC 27705

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:

See exhibit A

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2883, Page 981, Durham County Registry.

A map showing the above described property is recorded in Plat Book 12, Page 61, and referenced within this instrument.

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


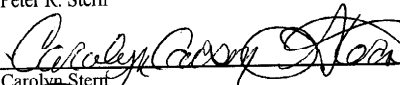

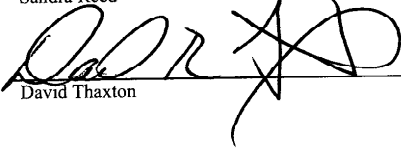
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee

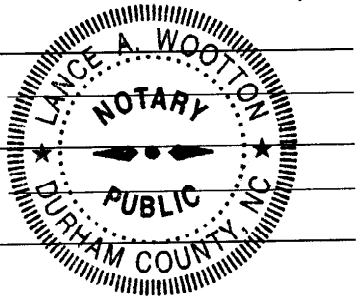
in fee simple.

And the Grantor covenants with the Grantee, that Grantor is ~~severed~~ 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:

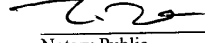
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

| | |
|---------------------------|--|
| _____ (Entity Name) |  (SEAL) Peter R. Stern |
| By: _____ Title: _____ |  (SEAL) Carolyn Stern |
| By: _____ Title: _____ |  (SEAL) Sandra Reed |
| _____ Title: _____ |  (SEAL) David Thaxton |



NORTH CAROLINA DURHAM COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that h e or she signed the foregoing document: Peter R. Stern and wife, Carolyn Stern, Sandra Reed and husband, David Thaxton. Witness my hand and official stamp or seal, this the 18 day of February, 2014

My Commission Expires: 4-21-17

 Notary Public
 Print Notary Name: Lance A Wootton

NORTH CAROLINA DURHAM COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that h e or she signed the foregoing document: _____, _____, _____ . Witness my hand and official stamp or seal, this the _____ day of _____, _____

My Commission Expires: _____

 Notary Public
 Print Notary Name: _____

Exhibit A – Combs

BEGINNING a stake in the west side of Guess Road 650 feet in a southerly direction from the southwest corner of the intersection of Guess Road and Cammie Street, at the southeast corner of Lot 43 in Block G, as shown on the plat hereinafter referred to, and running thence along and with the west side of Guess Road in a southerly direction 50.02 feet to a stake; thence North 86° West 251 feet to a stake; thence North 4° East 50 feet to a stake; thence South 86° East 250.2 feet to a stake, the place of BEGINNING and being Lot 42 (a & b) in Block G, Section 2 of the Mrs. J.K. Chambley Farm, as per plat and survey thereof on file in the Office of the Register of Deeds of Durham County in Plat Book 12 at Page 61, to which reference is hereby made for a more particular description.

SAVE, RESERVE AND EXCEPTING the following two (2) parcels of land hereinafter described:

Parcel 1:

BEGINNING at a point on the line between Lots 41 and 42 in Block G of the Mrs. J.K. Chambley Farm, Book 12, Page 61 of the Durham County Registry, said point being located North 86° 00' West 95 feet from the west line of Guess Road, and running thence North 04° 00' East 4.0 feet to a point; thence North 86° 00' West 112.0 feet to a point; thence South 04° 00' West 4.0 feet to a point; thence South 86° 00' East 112.0 feet to the point and place of BEGINNING and BEING a narrow strip of land lying on the south line of Lot 42, Block G of the Mrs. J.K. Chambley Farm as per plat and survey thereof on file in the Office of the Register of Deeds of Durham County in Plat Book 12, Page 61, to which reference is hereby made for a more particular description of same.

Parcel 2:

BEGINNING at the southeastern property corner of the undersigned, said property corner also being the northeastern property corner of R. Odom, now or formerly; thence, a westerly direction along and with a common division property line between R. Odom and the undersigned to a point located 49.21 feet westerly of and normal to Survey Line L; thence, a northerly direction in a straight line to the point of intersection with a common division property line between B.V.Daniels, now or formerly, and the undersigned, said property line being the northern property line of the undersigned, said point being located 49.21 feet westerly of and normal to Survey Line L, thence, an easterly direction along and with said northern property line of the undersigned to a common property corner between B.V.Daniels, now or formerly, and the undersigned, said property corner being a northeastern property corner of the undersigned; thence, a southerly direction along and with the eastern property line of the undersigned to the point of BEGINNING.

This property is expressly made subject to those easements granted to the Department of Transportation, as per deed on file in the Office of the Register of Deeds of Durham County in Book 2698, Page 19, to which reference is hereby made for a more particular description of same.

Parcel ID: 125686