

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2015 JUL 24 04:22:34 PM
BK: 7753 PG: 139-141
DEED
FEE: \$26.00
EXCISE TAX: \$1,000.00
INSTRUMENT # 2015024439
SCEARNEL



2015024439

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: ~~50.00~~ **1000.00** Recording Time, Book and Page:
Tax Map No. Parcel Identifier No:

Mail after recording to: **Anne Page Watson, 3400 Croasdaile Drive, Suite 205, Durham, NC 27705**

This instrument was prepared by: **Anne Page Watson**

THIS DEED made this 24 day of July, 2015 by and between

GRANTOR

Julie Ann Staelin and spouse, Richard Staelin

Mailing Address:

GRANTEE

**BS Interests, LLC
Property Address: 339 W. Main St., Durham, NC 527701**

Mailing Address:

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:

BEGINNING at a point on the south side of West Main Street, 432.2 feet in a westerly direction from the west side of South Market Street, the northwest corner of Lot #1 on the plat hereinafter referred to, and running thence along and with the west line of said Lot and with the line of the west wall of the building on said Lot South 36 deg. 39 min. 58 sec. West 102.5 feet to a point in the center of a brick wall; thence North 08 deg. 53 min. 10 sec. East 34.05 feet to a point in the center of a brick wall; thence along and with the center of said brick wall North 36 deg. 15 min. 10 sec East 72.05 feet to a point on the south side of said West Main Street; thence along and with the south side of said West Main Street South 52 deg. 54 min. 50 sec. East 16.39 feet to the point and place of BEGINNING, as per plat and survey titled SURVEY FOR SHANE E. JONES AND BARBARA R. HAIGHT, by S.D. Puckett & Associates, Professional Land Surveyors, dated June 23, 2015, the premises hereby conveyed also being Lot #2 of the Massachusetts Mutual Life Insurance Company, and the property of Dinah K. Dworsky, as per plat and survey thereof by Hunter Jones, C.E., dated January 16, 1958, which is recorded in the Office of the Register of Deeds of Durham County in Plat Book 37 at Page 53, to which reference is hereby made for a more

particular description of same, and together with and subject to all of the rights and privileges in the following mentioned contracts and party wall agreements as follows: H.N. Snow and wife, Anne E. Snow, and D. Freeman, dated June 6, 1923 and recorded in Deed Book 97, Page 416, the Massachusetts Mutual Life Insurance Company and Solomon H. Dworsky and wife, Dinah K. Dworsky, dated January 2, 1940, and recorded in Deed Book 134 at Page 568. See also Deed Book 134 at Page 567.

This property is commonly known as 339 W. Main St.
Parcel ID 103089

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

A map showing the above described property is recorded in Plat Book 37, Page 53, 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 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.

(Entity Name) Julie Ann Staelin (SEAL)

By: _____ Richard Staelin (SEAL)
Title: _____

By: _____ (SEAL)
Title: _____

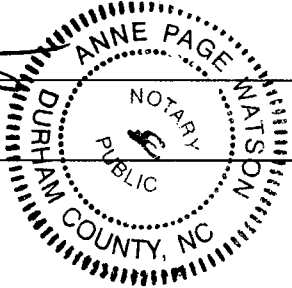
_____ (SEAL)

NORTH CAROLINA Durham COUNTY

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: Julie Ann Staelin and spouse, Richard Staelin. Witness my hand and official stamp or seal, this the 24 day of July, 2015

My Commission Expires: 11-20-18

Anne Page Watson
Notary Public
Print Notary Name: _____



NORTH CAROLINA _____ COUNTY

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: _____, _____. Witness my hand and official stamp or seal, this the _____ day of _____, _____

My Commission Expires: _____

Notary Public

Print Notary Name: _____