

FOR REGISTRATION
 Sharon A. Davis
 REGISTER OF DEEDS
 Durham County, NC
 2017 JAN 27 12:53:17
 BK:8114 PG:246-247
 DEED
 FEE:\$26.00
 EXCISE TAX:\$320.00
 INSTRUMENT # 2017002840
 TREFEARN



2017002840

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$320.00**

Recording Time, Book and Page:

Tax Map No. **0840-10-25-5676**Parcel Identifier No: **158240**Mail after recording to: **Grantee: 706 Southshore Parkway, Durham, NC 27703**This instrument was prepared by: **William W. Browning, Atty (17-014)**

THIS DEED made this 26th day of January, 2017 by and between

GRANTOR

Rodolfo Garcia Rodriguez and wife, Patricia Galeana de Garcia**Mailing Address: 3835 Angier Avenue Durham NC 27703**

GRANTEE

Jose Luis Castro and wife, Maria Garcia**Property Address: 3501 Angier Avenue, Durham, NC 27703****Mailing Address: 706 Southshore Parkway Durham NC 27703**

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 stake in the eastern edge of Angier Avenue at the northwest corner of C.L. Colclough's property; and running thence along th eastern edge of Angier Avenue North 20 deg. 15' West 150.5 feet to a stake and point of tangent; running thence along a curve having an arc of 37.5 feet to a stake at the end of said curve in the southern edge of Pleasant Drive; running thence along and with the southern edge of Pleasant Drive South 86 deg. 10' East 202.3 feet to a stake in the southern edge of Pleasant Drive at the northwest corner of W.A. Painter's corner; thence South 34 deg. 40' East 58 feet to a stake in Colclough's line; running thence along and with the northern edge of Colclough's line South 60 deg. 20' West 213.1 feet to a stake in the eastern edge of Angier Avenue, the point of beginning and containing 0.52 acres, more or less, as shown on plat of PROPERTY OF T.W. CHOPLIN AND WIFE, CORA B. CHOPLIN, located on Angier Avenue in Sherron Acres, as per plat and survey thereof by Eugene A. Davis, R.S. May 1958, and being also known as part of Lot 1 of the Mary Andrews Johnston Property as shown in Plat Book 1, Page 119, Durham County Registry. This property has street address 3501 Angier Ave. PIN 0840-10-25-5676

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 7676, Page 881, Durham County Registry.

A map showing the above described property is recorded in Plat Book 1, Page 119, and referenced within this instrument.

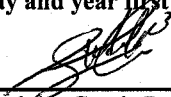
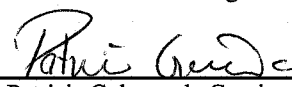
Does the above described property include the primary residence (yes/no) ? **No**

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:

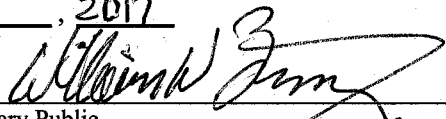
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

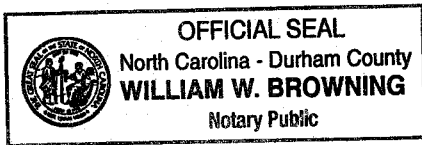
_____		(SEAL)
(Entity Name)	Rodolfo Garcia Rodriguez	
By: _____		(SEAL)
Title: _____	Patricia Galeana de Garcia	
By: _____	_____	(SEAL)
Title: _____	_____	
_____	_____	(SEAL)

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: Rodolfo Garcia Rodriguez and wife, Patricia Galeana de Garcia. Witness my hand and official stamp or seal, this the 27th day of January, 2017

My Commission Expires: 01/21/22


 Notary Public
 Print Notary Name: William W. Browning



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

My Commission Expires: _____

 Notary Public
 Print Notary Name: _____