

*Hope Jackson*  
*LOT SALE*  
*Gay Conner*  
*28,000.00*  
*699,841*  
*parade*  
*8/16.06/S.C.*

FOR REGISTRATION  
 Willie L. Covington  
 REGISTER OF DEEDS  
 Durham County, NC  
 2014 MAY 29 02:26:04 PM  
 BK: 7499 PG: 560-562  
 DEED  
 FEE: \$26.00  
 EXCISE TAX: \$900.00  
 INSTRUMENT # 2014015303  
 SCERRNEL



**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax \$900.00 Tax ID 135011

Instrument Prepared by: David S. Kennett, Esquire, P.O. Box 52394, Durham, NC 27717-2394 (without title exam)  
Return to: Grantee

THIS DEED is made this 29 day of May, 2014, by and between:

GRANTOR: CAROLYN MURRAY HAPPER GRAHAM (formerly Carolyn Murray Happer) and husband, LEONARD SHAW GRAHAM  
Address: 2509 Colton Place  
Raleigh, NC 27609

GRANTEE: BRAD W. BRINEGAR and wife, MICHELLE M. BRINEGAR  
Address: 3307 Devon  
Durham, NC 27707

(The designation of Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by the context.)

WITNESSETH: THAT THE GRANTOR, for a valuable consideration paid by the Grantee, the sufficiency and receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee, in fee simple, that certain land, lying and being in Durham County, North Carolina, and being more particularly described as follows (and hereinafter being referred to as the "Property"):

SEE EXHIBIT A WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

TO HAVE AND TO HOLD the Property 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 Property in fee simple, has the right to convey the same in fee simple, that the 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 following exceptions:

1. Restrictions and easements of record.

This property is not the principal residence of Grantor.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed and sealed the day and year first above written.

Carolyn M. H. Graham (SEAL)  
CAROLYN MURRAY HAPPER GRAHAM

Leonard Shaw Graham (SEAL)  
LEONARD SHAW GRAHAM

STATE OF NORTH CAROLINA

COUNTY OF Wake

I, certify that the following person(s) personally appeared before me this day, and I have personal knowledge of the identity of the principals, and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: CAROLYN MURRAY HAPPER GRAHAM and LEONARD SHAW GRAHAM

Witness my hand and official stamp or seal, this 14 day of May, 2014.

Elizabeth L. Morgan  
Notary Public

  
(SEAL)

EXHIBIT A

BEGINNING at a stake on the northwest side of Hathaway Road (formerly Trail No. 5) at the corner of Lot No. 9, as shown on the plat hereinafter referred to, and running thence with the line of said lot North 42 degrees 30 minutes West 223.7 feet to a stake in the line of the Hope Valley Country Club Property; thence with the line of said property North 82 degrees 6 minutes East 227.5 feet to a stake on the west side of Hathaway Road; thence along and with the west side of said road in a southerly and southwesterly direction along a curve, the radius of which is 231.1 feet, a distance of 218.8 feet to the point and place of BEGINNING, and being Lot No. 10, Block I of HOPE VALLEY, as shown on plat by S. M. Credle, C.E., dated 10/5/40, and recorded in Plat Book 13, page 137, Durham County Registry, to which reference is hereby made for a more particular description. The house situated on this lot is known as 3610 Hathaway Road, Durham, North Carolina.

This property is subject to restrictive covenants as set forth in Deed Book 159, page 410, Durham County Registry.

TOGETHER with all property acquired by Grantor in Book 2150, Page 779, Durham County Registry.