

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2018 Feb 02 08:44 AM NC Rev Stamp: \$ 150.00  
Book: 8358 Page: 501 Fee: \$ 26.00  
Instrument Number: 2018003605  
DEED

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$150.00

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee: 1816 Front St., Ste. 100, Durham, NC 27705

This instrument was prepared by: C. Thomas Biggs, Attorney at Law

Brief description for the Index: 3613 S. Alston Avenue - Property of Akron Properties

THIS DEED made this 30th day of January, 2018 by and between

GRANTOR	GRANTEE
HARRIETT ANN A. KING (WIDOW) 3800 South Alston Avenue Durham, NC 27713	AKRON PROPERTIES LIMITED PARTNERSHIP 1816 Front Street, Suite 100 Durham, NC 27705

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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

That tract of land described on EXHIBIT A attached hereto and made a part hereof as if specifically set forth at this point.

No portion of the property described is personal residence of Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book ESTATE FILE 15E201 page \_\_\_\_\_.

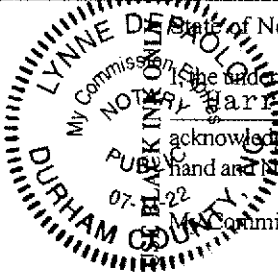
A map showing the above described property is recorded in Plat Book \_\_\_\_\_ page \_\_\_\_\_.

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:

Easements and restrictions of record, if any

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

(Entity Name) \_\_\_\_\_ (SEAL)
By: \_\_\_\_\_ (SEAL)
Title: \_\_\_\_\_
By: \_\_\_\_\_ (SEAL)
Title: \_\_\_\_\_
By: \_\_\_\_\_ (SEAL)
Title: \_\_\_\_\_
USE BLACK INK ONLY



State of North Carolina - County of DURHAM
I, the undersigned Notary Public of the County and State aforesaid, certify that Harriett Ann A. King personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 15th day of FEBRUARY, 2018. My Commission Expires: 7-11-22 Lynne DePaulo Notary Public

State of North Carolina - County of \_\_\_\_\_
I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that he is the \_\_\_\_\_ of \_\_\_\_\_ a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of each entity, he signed the forgoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ My Commission Expires: \_\_\_\_\_ Notary Public

State of North Carolina - County of \_\_\_\_\_
I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ My Commission Expires: \_\_\_\_\_ Notary Public

The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof. Register of Deeds for \_\_\_\_\_ County By: \_\_\_\_\_ Deputy/Assistant - Register of Deeds

EXHIBIT A  
LEGAL DESCRIPTION

BEGINNING at an iron pin in the western right-of-way of Cornwallis Road, said pin being the northeast corner of property of Akron Properties Limited Partnership as described in Book 7626 at Page 95, Durham County Registry, and running thence with the northern line of said Akron Properties property North  $80^{\circ} 38' 44''$  West 235.95 feet to an iron pin in the eastern right-of-way of South Alston Avenue; thence with the right-of-way of said South Alston Avenue North  $11^{\circ} 47' 23''$  East 209.01 feet to an iron pin; thence North  $63^{\circ} 44' 04''$  East 31.11 feet to an iron pin in the western right-of-way of Cornwallis Road; thence with the western right-of-way of Cornwallis Road the following courses and distances: South  $31^{\circ} 24' 18''$  East 77.20 feet to a point; South  $35^{\circ} 17' 51''$  East 162.88 feet to a concrete monument; and South  $12^{\circ} 29' 23''$  East 56.66 feet to an iron pin, the Point and Place of Beginning, and being shown on that Survey of 3613 South Alston Avenue, Survey for Akron Properties by Coulter, Jewell, Thames, Engineering dated January 26, 2018, to which plat reference is hereby made for a more particular description of same.