

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2015 NOV 11 10:58:41 AM
BK:7822 PG:37-40
DEED
FEE: \$26.00
EXCISE TAX: \$67.00
INSTRUMENT # 2015037709
SCEARNEL



**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$67.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 173391

Mail after recording to: Grantee, *101 Carramore Lane, Durham, N.C. 27705*

This instrument was prepared by: Edmund D. Milam, Jr., Esq.

THIS DEED made this 10th day of November, 2015 by and between

GRANTOR

GARY D. ADDISON and wife, SUSAN T. ADDISON

Grantor's Address:

GRANTEE

STEVE FRASHER and wife, MELINDA FRASHER

Property Address: 3695 Guess Rd., 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" attached here to and incorporated herein by reference for legal description.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 6125, Page 540, Durham County Registry.

A map showing the above described property is recorded in Plat Book 12, Page 5, as referenced within this instrument.

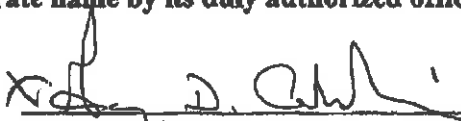
The above described property does does not include the primary residence of the Grantor.

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:
Easements and restrictions of record
Ad Valorem taxes not yet due and payable

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.




Gary D. Addison

STATE OF NC
COUNTY OF Durham

I certify that Gary D. Addison, married, personally appeared before me this day, acknowledging the due execution of the foregoing instrument for the purposes set forth herein.

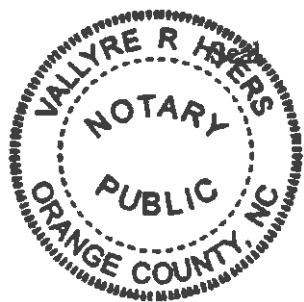
Witness my hand and official stamp or seal, this the 10th day of November, 2015.

My Commission Expires: 11/22/16



Notary Public

Print Notary Name Vallyre R Hyers



See Additional Signature/Notary Page

Susan T. Addison
Susan T. Addison

STATE OF NC
COUNTY OF Durham

I certify that Susan T. Addison, married, personally appeared before me this day, acknowledging the due execution of the foregoing instrument for the purposes set forth herein.

Witness my hand and official stamp or seal, this the 10th day of November, 2015.

My Commission Expires: 11/22/16

[Signature]
Notary Public

Print Notary Name Vallyre R Hgees

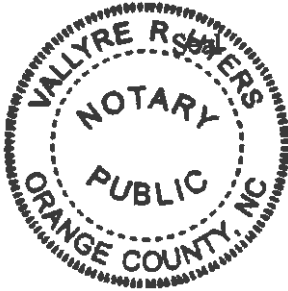


Exhibit "A"

Beginning at a stake at the intersection of the south side of a 60 foot wide road leading from Guess Road to Crystal Lake, with the west side of Guess Road, and running thence along and with the south side of said 60 foot road South 89 deg. 35 min. West 210 feet to a stake; thence South 2 deg. 45 min. West 145.5 feet to a stake; thence South 86 deg. 9 min. East 210 feet to a stake on the west side of Guess Road; thence along and with the west side of Guess Road North 2 deg. 45 min. East 162.5 feet to the place and point of beginning, containing 73/100 of an acre, and being Lot #2 in Block H as shown on Map #2 of the J. B. Warren Estate, surveyed and platted April, 1937, by E. L. Culbreth, Engineer, a copy of which said plat being duly on file in the office of the Register of Deeds for Durham County in Plat Book 12 at Page 5, to which said plat reference is hereby made for a more complete description.

LESS AND EXCEPTING the portion conveyed to DOT in Book 2692, Page 969, Durham County Registry.