

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2018 Oct 26 01:50:26 PM
BK:8535 PG:292-293
DEED
FEE: \$26.00
INSTRUMENT # 2018037610
EXCISE TAX: \$700.00



**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: **\$700.00**

Recording Time, Book and Page:

Tax Map No.

Parcel Identifier No: **162458**

Mail after recording to: **Grantee at 3609 Barn View Place, Durham, NC 27705**

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

THIS DEED made this 23rd day of October, 2018 by and between

GRANTOR

Rodney F. Coe, unmarried

Mailing Address: 4829 Fayetteville Road, Durham, NC 27713

GRANTEE

Yeung Interests, LLC

Property Address: 3708 Wake Forest Highway, Durham, NC 27703

Mailing Address: 3609 Barn View Place, 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:

**BEGINNING at a control corner located on the south side of Wake Forest Highway, said corner being the northeast corner of the property of Roy C. Walker as described in Deed Book 346, Page 286, Durham County Registry, and running thence North 19 deg. 19 min. 26 sec. East 30.00 feet to the centerline of Wake Forest Highway; thence South 69 deg. 00 min. 00 sec. East 125.96 feet along the centerline of said Highway to a point; thence South 19 deg. 19 min. 59 sec. West 30.00 feet to a control corner on the south side of said highway; thence South 19 deg. 19 min. 59 sec. West 179.92 feet to a stake; thence South 14 deg. 36 min. 24 sec. 89.54 feet to a stake; thence North 69 deg. 55 min. 55 sec. West 128.02 feet to a stake; thence North 16 deg. 33 min. 24 sec. East 97.57 feet to a stake; thence North 19 deg. 19 min. 26 sec. East 173.73 feet to the control corner, the point and place of BEGINNING. See also that survey titled Property of Rodney Coe, by Rudy L. Griffin, R.L.S., dated December 27, 1994, and that plat of survey recorded in Plat Book 136, Page 90, Durham County Registry. This property is commonly known as 3708 Wake Forest Highway
Parcel ID 162458**

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2082, Page 142, Durham County Registry.

A map showing the above described property is recorded in Plat Book 136, Page 90, and referenced within this instrument.

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

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 rights of way of record.
- 2018 and subsequent years' ad valorem taxes.

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) Rodney F. Coe (SEAL)
 Rodney F. Coe, unmarried

By: _____ (SEAL)
 Title: _____

By: _____ (SEAL)
 Title: _____

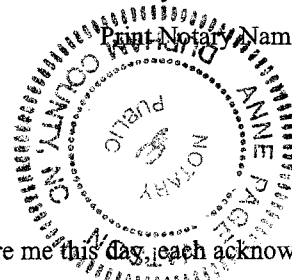
 _____ (SEAL)

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: Rodney F. Coe, unmarried. Witness my hand and official stamp or seal, this the 25 day of Oct, 2018

My Commission Expires: 11-20-18

[Signature]
 Notary Public
 Print Notary Name: _____



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: _____