

Tim A. Maxwell in 2008 2779-A

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2014 JUL 11 12:08:42
BK: 7528 PG: 405-408
DEED
FEE: \$28.00
EXCISE TAX: \$510.00
INSTRUMENT # 2014020676
SCARNEE

2014020676

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: **\$510.00** Recording Time, Book and Page:
Tax Map No. Parcel Identifier No: **137625**

Mail after recording to: **Grantees**
This instrument was prepared by: **Anne Page Watson**

THIS DEED made this 7th day of July, 2014 by and between

GRANTOR

Mark A. Kuhn, Trustee of the Knut Schmidt-Nielsen Family Trust
Mailing Address: **2821 Wade Road Durham NC 27705**

GRANTEE

Steve Frasher and spouse, Melinda K. Frasher
Property Address: **3903 W. Cornwallis Rd., Durham, NC 27705**
Mailing Address: **101 Carramore Lane 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:

BEING all of Tract 2, PROPERTY OF J. WENDELL LIGON Subdivision, containing 5.09 acres, more or less, as shown on the plat recorded in Plat Book 44, Page 155, Durham County Registry, and Lot 2, PROPERTY OF J. WENDELL LIGON and wife, MARY LIGON, containing 30.5 square feet, more or less, as shown on the plat recorded in Plat Book 77, Page 64, Durham County Registry, to which plats reference is hereby made for a more particular description of same.

**This property is commonly known as 3903 W. Cornwallis Rd.
Parcel ID 137625**

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 6908, Page 330, Durham County Registry.

A map showing the above described property is recorded in Plat Book 44, Page 155, 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.

Knut Schmidt-Nielsen Family Trust (Entity Name) Mark A. Kuhn (SEAL)
Mark A. Kuhn, Trustee of the Knut Schmidt-Nielsen Family Trust

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: Mark A. Kuhn, Trustee of the Knut Schmidt-Nielsen Family Trust. Witness my hand and official stamp or seal, this the 7 day of July 2014.

My Commission Expires: 10-3-2016

Anne Y. Baber
Notary Public

Print Notary Name: Anne Y Baber



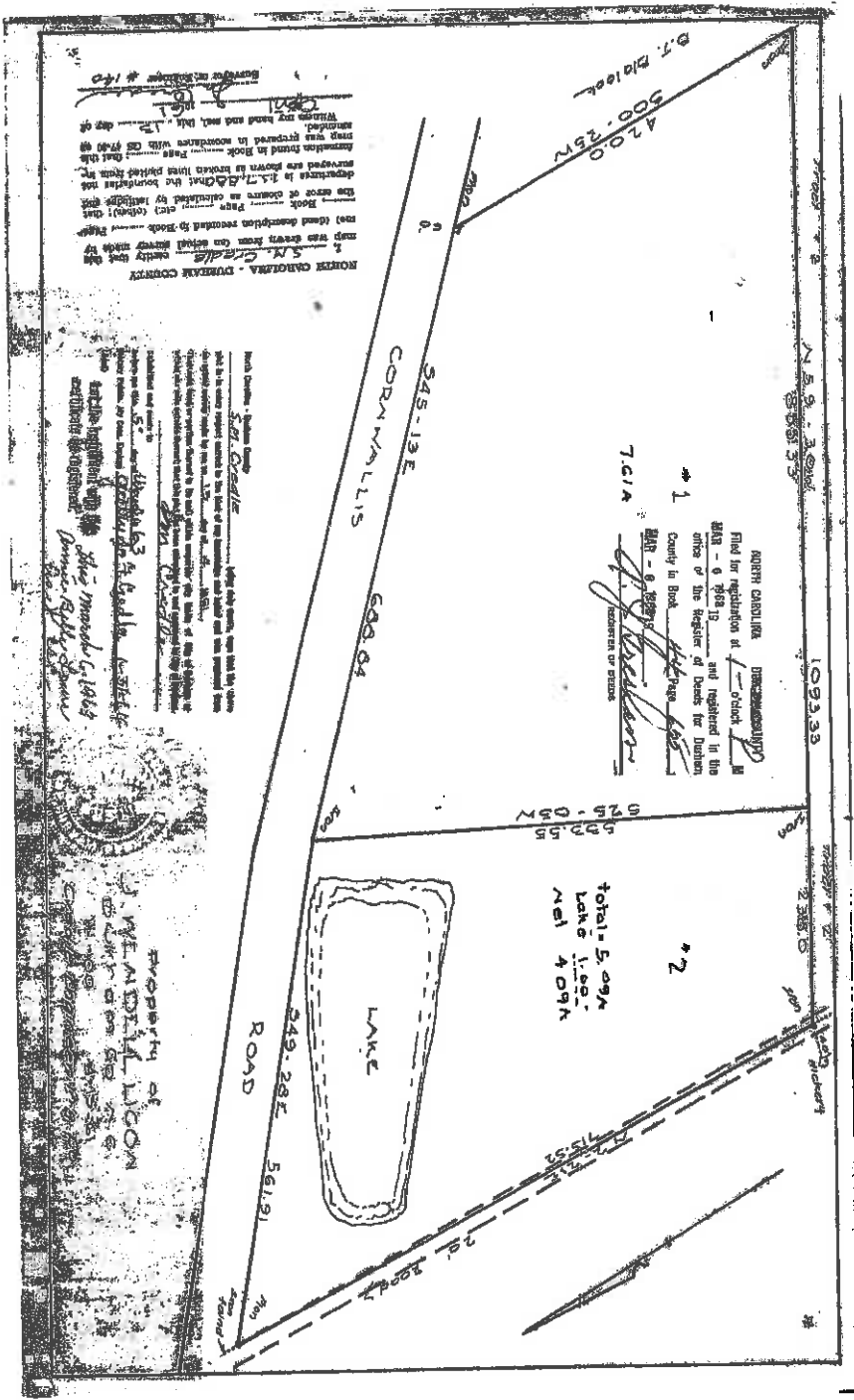
NORTH CAROLINA DURHAM COUNTY

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: _____



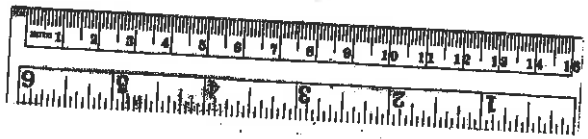
NORTH CAROLINA - DURHAM COUNTY
 S.M. STELLER
 map was drawn from an actual survey made by
 1. S.M. STELLER
 (not) land description recorded to date
 Book of Courts as indicated by reference and
 the error of courts as indicated by reference and
 reference to L.A.T. & O. that the boundaries are
 surveyed and shown as broken lines plotted from
 information found in Book of Courts and that the
 map was prepared in accordance with G.S. 7-401 and
 that the survey was made and the map drawn by
 S.M. STELLER
 Surveyor at Large #140

NORTH CAROLINA
 Filed for registration at _____ of Book _____
 MAY - 6 1988 12:00 and registered in the
 office of the Register of Deeds for Durham
 County in Book _____ Page _____
 #1
 T.C.I.A.
 S.M. STELLER
 REGISTERED SURVEYOR

#2
 total - 5.09A
 Lake 1.00A
 net 4.09A

North Carolina - Durham County
 S.M. STELLER
 map was drawn from an actual survey made by
 1. S.M. STELLER
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 that the survey was made and the map drawn by
 S.M. STELLER
 Surveyor at Large #140

PROPERTY OF
 WEAMEDIA, LLC
 10000 W. HARRIS RD
 SUITE 100
 RALEIGH, NC 27615
 JOHN MARSHALL CO. 1988
 JOHN MARSHALL CO. 1988
 JOHN MARSHALL CO. 1988



PG
 1 5 5

BK
 4 4