

FOR REGISTRATION  
Sharon A. Davis  
REGISTER OF DEEDS  
Durham County, NC  
2016 JUL 28 02:09:40 PM  
BK: 7985 PG: 980-982  
DEED  
FEE: \$26.00  
EXCISE TAX: \$744.00  
INSTRUMENT # 2016025373  
APRILJ



**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax \$744.00

PARCEL ID: 186671

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Instrument Prepared by: Albert Kent Tatum, Esquire, P.O. Box 52394, Durham, NC 27717-2394  
Return to: Grantee

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THIS DEED is made this 27<sup>th</sup> day of July, 2016, by and between:

GRANTOR: Donald Joseph Browning, Jr., Thomas Allen Browning, Julia P. Browning (spouse),  
Derek A. Gonzales (spouse)  
Address: 117 Canter Place  
Durham, NC 27712

GRANTEE: Chris Cross, LLC  
Address: 809 Proctor Street  
Durham, NC 27707-1325

(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: 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, all 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"):

**Being all of the land located at the western terminus of Club House Street also known as LOT #6, according to Final Plat map for the Donald J. Browning Trust dated March 8, 1978 as amended July 7, 1981, dated September 24, 2007, by Robert W. Young. Professional Land Surveyor, Filed in Plat Book 181, Page 115, in the office of the Register of Deeds of Durham County, to which reference is hereby made for a more particular description of the same .**

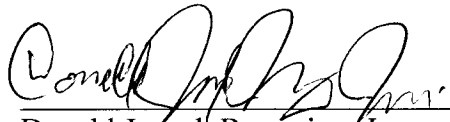
TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.


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:

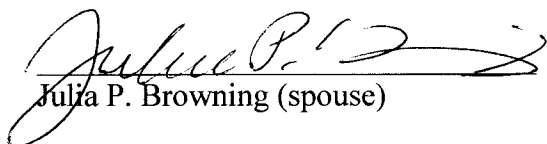
1. Ad valorem property taxes for 2016 and subsequent years.
2. Restrictions and Easements of record.

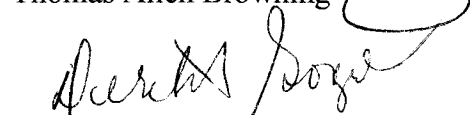
This was the not primary residence of Donald Joseph Browning, Jr. and/or Thomas Allen Browning.

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

  
 \_\_\_\_\_  
 Donald Joseph Browning, Jr.

  
 \_\_\_\_\_  
 Thomas Allen Browning

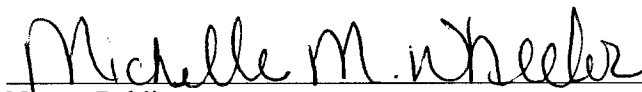
  
 \_\_\_\_\_  
 Julia P. Browning (spouse)

  
 \_\_\_\_\_  
 Derek A Gonzales (spouse)

STATE OF NORTH CAROLINA

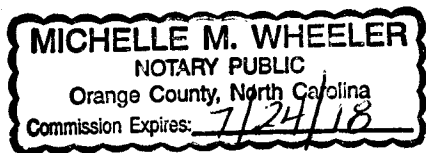
COUNTY OF Durham

I, certify that the following person(s) personally appeared before me this day, and I have personal knowledge of the identity of the principal, and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: DONALD JOSEPH BROWNING; JULIA P. BROWNING  
 Witness my hand and official stamp or seal, this 27 day of July, 2016.

  
 \_\_\_\_\_  
 Notary Public  
 Print Name: Michelle M. Wheeler

My Commission Expires: 7/24/2018

(AFFIX NOTARY SEAL)

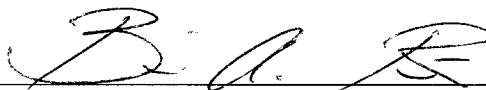


STATE OF COLORADO

COUNTY OF Denver

I, certify that the following person(s) personally appeared before me this day, and I have personal knowledge of the identity of the principal, and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: THOMAS ALLEN BROWNING; DEREK A. GONZALES

Witness my hand and official stamp or seal, this 24<sup>th</sup> day of July, 2016.



Notary Public

Print Name: Bianca A. Rios

My Commission Expires: February 12, 2019

(AFFIX NOTARY SEAL)

