

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2013 DEC 30 01:58:12 PM
BK: 7421 PG: 638-639
DEED
FEE \$25.00
EXCISE TAX: \$200.00
INSTRUMENT # 2013047790
SCEARNEL



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 200.00
Tax Parcel ID No. 137556 _____ Verified by _____
County _____
on the ____ day of _____, 20____ By: _____

Mail/Box to Grantee: 4005 Kerley Road, Durham, NC 27705
This instrument was prepared by: Darin P. Meece, Attorney _____
Brief description for the Index: PROP-COUCH JL & WF ELECT A B LT #01

THIS DEED, made this the ____ day of _____, 20____, by and between

GRANTOR: KATHLEEN ROSS ALEXANDER, a widowed person
whose mailing address is 1105 Stanridge Drive, Raleigh, NC 27613

GRANTEE: MICHAEL J. OVENDEN, and wife DEANNA M. OVENDEN
whose mailing address is 4005 Kerley Road, Durham, NC 27705

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Durham, State of North Carolina, more particularly described as follows:

LYING at the northeastern intersection of Cornwallis Road and Kerley Road, consisting of 2.89 acres, more or less, and being all of Lot 1 of the PROPERTY OF J.L. COUCH AND WIFE ELEFTA B. COUCH as per plat and survey recorded in the Office of the Register of Deeds of Durham County in Plat Book 76 at Page 45, to which plat reference is hereby made for a more particular description of same.

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 3032, Page 786, and being reflected on plat(s) recorded in Map/Plat Book 76, page/slide 45.

All or a portion of the property herein conveyed ___ includes or ___ does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

This conveyance is made subject to the following Exceptions and Reservations:

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

By: _____ (Entity Name) Kathleen Ross Alexander (SEAL)
Print/Type Name & Title: _____ Print/Type Name: KATHLEEN ROSS ALEXANDER

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

State of NC
County of Durham

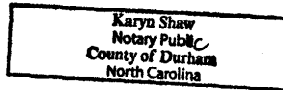
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:
KATHLEEN ROSS ALEXANDER

Date: 12/27/2013

Karyn Shaw
Karyn Shaw Notary Public
Notary's Printed or Typed Name

My Commission Expires:
09/29/2018

(Official/Notarial Seal)



State of _____
County of _____

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:

_____ [insert name(s) of principal(s)].

Date: _____
_____ Notary Public
Notary's Printed or Typed Name

My Commission Expires:

(Official/Notarial Seal)