

Register of Deeds
Sharon A. Davis
Durham County, NC
05/18/2022 02:20:33PM
BT: OPR B: 9697 P: 168 Pages: 3
DEED - DEED
Fee: \$276.00 Excise Tax: \$250.00
INSTRUMENT #2022020570
James Tabron

Excise tax: \$250.00 Parcel Identifier No. _____
Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: George W. Miller, III, Attorney at Law

Brief description for the Index: Lots 11 – 15, Hillcrest Subdivision

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this ____ day of May, 2022, by and between

GRANTOR	GRANTEE
THEE C. DIXON TRUST	Iduvina Aguilera Bedolla and Juan Frias Moya, Tenants in Common 4114 Angier Avenue Durham, NC 27703

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 situated in the City of Durham, Durham Township, Durham County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A".

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7820, page 204, Durham County Registry.

A map showing the above described property is recorded in Plat Book 6 page 32.

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, other than the following exceptions:

Any restrictive covenants, easements, rights of way and other encumbrances of record.

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

Thee C. Dixon Trust (Entity Name) _____ (SEAL)

By: [Signature] _____ (SEAL)
Title: Trustee

By: _____ (SEAL)
Title: _____

By: _____ (SEAL)
Title: _____

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20__.

My Commission Expires: _____
Notary Public

State of North Carolina - County of Durham

I, the undersigned Notary Public of the County and State aforesaid, certify that George W. Miller, III, Trustee of the Thee C. Dixon Trust personally came before me this day and acknowledged that he is the Trustee of the Thee C. Dixon Trust, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 18th day of May, 2022.

My Commission Expires: 12-8-2025
[Signature]
Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20__.

My Commission Expires: _____
Notary Public

EXHIBIT A

Parcel One:

Beginning at a stake on the southern side of Angier Avenue (formerly or sometimes known as Leesville Road), said stake being North 41 degrees 50 minutes East 425 feet from the southwest intersection of the property on the west side of Thomas Street and the south side of Angier Avenue, and running thence South 45 degrees 09 minutes West 198 feet, more or less, to a stake; thence North 10 degrees 14 minutes East 29 feet to a stake; thence North 15 degrees 48 minutes West 47.3 feet to a stake; thence North 48 degrees 10 minutes East 157.10 feet to a stake, the property line on the southern side of Angier Avenue; thence along and with the property line on the southern side of Angier Avenue South 41 degrees 50 minutes East 50 feet to a stake, the point and place of Beginning, and being Lots 11 and 12 of the property of G.L. Mathis, as shown on an unrecorded survey thereof by S.M. Credle, C.E., dated the 19th day of April, 1947. See also Lots 11 and 12 of that plat of survey entitled HILLCREST, Plat Book 6 Page 32, Durham County Registry.

Parcel Two:

Lying on the south side of Angier Avenue and being all of Tract I of that plat of survey entitled PROPERTY OF WILLIE L. CHURCHILL, by James R. Hudson, RLS, March 28, 1978, and recorded in Plat Book 93 Page 122, Durham County Registry. This property is also described as being the northern portion of Lots 13, 14 and 15, in Block A, of HILLCREST, as shown in Plat Book 6 Page 32, Durham County Registry.

Grantor obtained a variance from the City of Durham, granting relief from the 25' rear set back requirement of the zoning ordinance so that the structure could be within 12.5' of the rear line. The benefits and responsibilities of that variance are conveyed to Grantee as part of this Deed.