

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
**2019 Jul 16 12:24 PM**  
**Book: 8702 Page: 958**  
NC Rev Stamp: \$ 1110.00 Fee: \$ 26.00  
Instrument Number: 2019024411  
DEED

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 1,110.00

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Joseph W. Marion (Without benefit of title exam)

Brief description for the Index: Lot 2 3.27 acres, more or less

THIS DEED made this 5 day of July, 2019, by and between

GRANTOR	GRANTEE
MILDRED H. NEAL (Widowed)	GRAVES LAND LLC, a North Carolina limited liability company
Address: 4206 Neal Road Durham, NC 27705	Mailing Address: 131 Shadow Hawk Drive Durham, NC 27713
	Property Address: 4190 Neal Road 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 situated in the City of \_\_\_\_\_, \_\_\_\_\_ Township, Durham County, North Carolina and more particularly described as follows:

submitted electronically by "Bagwell Holt Smith-SV"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Durham County Register of Deeds.

**See attached Exhibit A for legal description**

All or a portion of the property herein conveyed does not include the primary residence of the Grantor. (N.C.G.S § 105-317.2).

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_, Page \_\_\_\_.

A map showing the above described property is recorded in Plat Book 201, Page 85.

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:

**Subject to all easements, restrictions and rights-of-way of record.**

*The undersigned Attorney-in-Fact certifies that Mildred H. Neal is alive on the date the deed is executed.*

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

*Mildred H. Neal*  
*by Lori Lynn Neal Phillips* \_\_\_\_\_ (Seal)  
**MILDRED H. NEAL**, by Lori Lynn Neal Phillips,  
as Attorney-in-Fact, by Power of Attorney recorded  
in Book 4991, Page 814, Durham County Registry

State of North Carolina - County of Durham

I, Maria Ann Sconzo, a Notary Public for Alamance County, do hereby certify that Lori Lynn Neal Phillips, attorney-in-fact for **MILDRED H. NEAL**, personally appeared before me this day and being by me duly sworn, says that she executed the foregoing and annexed instrument for and on behalf of **MILDRED H. NEAL**, and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in Book 4991, Page 814, Durham County Registry, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney; that the said Lori Lynn Neal Phillips acknowledged the execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said **MILDRED H. NEAL**.



Witness my hand and notarial seal, this 15 day of July, 2019.

Sign: *Maria Ann Sconzo*  
Print: Maria Ann Sconzo - Notary Public

My Commission Expires: 6/2/2023

## **EXHIBIT A**

Property located on the north side of Neal Road and BEING all of **Lot 2**, containing 3.27 acres, more or less, as per plat and survey thereof prepared by S.D. Puckett & Associates, P.C., dated January 29, 2019, now on file in the Office of the Register of Deeds for Durham County in Plat Book 201, Page 85, to which reference is hereby made for a more particular description of same.

Reference is made to Access Easement recorded in Book 8525, Page 326, Durham County Registry.

Subject to all easements, restrictions and rights-of-way of record.

This property has a street address of 4190 Neal Road, Durham, NC 27705