

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2016 Sep 13 10:07 AM NC Rev Stamp: \$ 210.00  
Book: 8018 Page: 917 Fee: \$ 26.00  
Instrument Number: 2016031387  
DEED

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$210.00

Tax ID # 207848

The property herein conveyed is \_\_\_ is not  the primary residence of a Grantor. (NCGS 105-317.2)

After recording mail to: Grantee

This instrument was prepared by: MOORE & ALPHIN, PLLC, 3716 NATIONAL DRIVE, SUITE 100,  
RALEIGH, NC 27612 (16-FULLER-2629RH)

Brief description for the Index: Lot 4 Xiaoping Johnson and David Johnson

THIS DEED is made this 8th day of September, 2016, by and between:

**GRANTOR**

Xiaoping Johnson and husband,  
David Johnson  
720 Quartz Crystal Pl  
Cary, NC 27519

**GRANTEE**

J. Fuller Homes, LLC,  
a North Carolina limited liability  
company

Grantee's Address:  
8801 Fast Park Dr Ste 301  
Raleigh, NC 27612

The designation Grantor and Grantee as used herein shall include said parties, 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 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, Triangle Township,  
DURHAM County, North Carolina and more particularly described as follows:

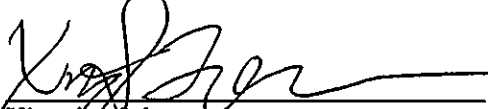
All of Lot 4 as shown on a plat entitled "Final Plat of Subdivision for Xiaoping Johnson and  
David Johnson", prepared by Triangle Surveyors, dated 02/13/2007 and recorded in Plat Book  
176, Page 310, Durham County Registry, to which plat reference is hereby made for a more  
particular description.  
Property Address: 4174 Hope Valley Road, Durham, NC 27707

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:

- 1) The lien of ad valorem real property taxes for 2010 and thereafter.
- 2) Easements of record affecting the property.
- 3) Restrictive covenants of record affecting the property.

IN WITNESS WHEREOF, each Grantor has hereunto set his/her hand and seal, as of the day and year set forth in the notary acknowledgment below.

  
\_\_\_\_\_  
Xiaoping Johnson

  
\_\_\_\_\_  
David Johnson

**G.S. § 10B-41 NOTARIAL CERTIFICATE FOR  
ACKNOWLEDGMENT**

Wake County, North Carolina

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:

Xiaoping Johnson and David Johnson  
*Name(s) of principal(s)*

Date: 9/12/16

(Official Seal)



[Handwritten Signature]  
*Official Signature of Notary*  
Randy H Herman, Notary Public  
*Notary's printed or typed name*

My commission expires: 3/28/20