

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2018 Sep 24 11:27:27 AM
BK:8513 PG:49-50
DEED
FEE: \$26.00
INSTRUMENT # 2018033394
EXCISE TAX: \$462.00



NORTH CAROLINA SPECIAL WARRANTY DEED

Excise tax \$ 462.00

Prepared by: **Richard M. Hutson, II, Esq., PO Drawer 2252-A, Durham, NC 27702**

Mail to: **Grantee**

THIS DEED made August 30, 2018, by and between

GRANTOR	GRANTEE
Robert N. Rosenstein and wife, Deborah B. Rosenstein 3 Cedar Crest Trail Bahama NC 27503	DCR Properties I, LLC, a North Carolina limited liability company 209 N. Gregson Street Durham, NC 27701

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 **Durham**, County, North Carolina, and more particularly described as follows:

Property 1: 4206 Oran Avenue, Durham NC 27704; Parcel No. 172830

Being all of Lot 12 of Horton Woods as shown on plat and survey dated May 1981 recorded in Plat Book 99, at page 104, Durham County Registry, to which reference is made for a more particular description.

Property 2: 121 S. Briggs Avenue, Durham NC 27703; Parcel No. 114247

BEGINNING at a stake on the east side of South Briggs Avenue 55.33 feet in a northerly direction from the north side of Hart Street at the northwest corner of Lot 9, and running thence

along and with the east side of said South Briggs Avenue in a northerly direction 53 feet to a stake, southwest corner of Lot 11; thence in an easterly direction 150 feet to a stake; thence in a southerly direction 53 feet to a stake; thence in a westerly direction 150 feet to a stake, the point of BEGINNING, and being Lot 10 of the G. W. LYNN PROPERTY as per plat and survey thereof now on file in the office of the Register of Deeds of Durham County in Plat Book 1, at page 8, to which reference is hereby made for a more particular description of same.


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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated:

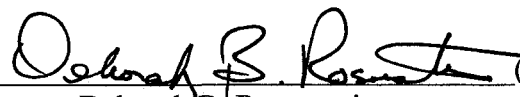
1. 2018 ad valorem taxes.
2. Rights of parties in possession as tenants under unrecorded leases.
3. Routine utility easements.

Title to the property hereinabove described is conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of way, easements and all current ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal the day and year first above written.

 (SEAL)

 Robert N. Rosenstein

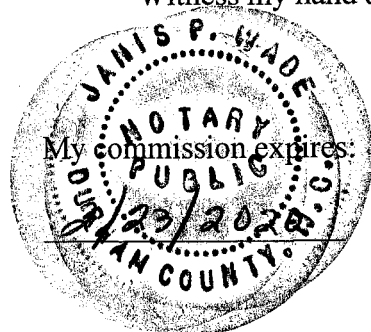
 (SEAL)

 Deborah B. Rosenstein

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

I, the undersigned, a Notary Public of the County and State aforesaid, certify that **Robert N. Rosenstein and wife, Deborah B. Rosenstein**, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 30th day of August, 2018.





 Notary Public