

For Registration Willie L. Covington
Register of Deeds
Durham County, NC
Electronically Recorded
2016 Jan 25 11:07 AM NC Rev Stamp: \$ 300.00
Book: 7861 Page: 257 Fee: \$ 26.00
Instrument Number: 2016002062
DEED

Excise Tax \$300.00

NORTH CAROLINA GENERAL WARRANTY DEED

Tax Block: Lot: Parcel Identifier No. **157155**
Prepared by: Law Office of Jonathan Richardson, PLLC
Return to: Grantee

Brief description for the Index

4305 S Alston Ave

THIS DEED made this 22nd day of **January**, 2016, by and between

GRANTOR	GRANTEE
<p>Sue Taylor Lee and spouse, Julius J. Lee 4625 S. Alston Ave. Durham, NC 27713 and Rachel Taylor Mitchell and spouse, Charles Paul Mitchell 1815 West B Street Butner, NC 27509 and Denise T. Watts and spouse, Floyd H. Watts 1597 Hunter's Trail Creedmoor, NC 27522</p>	<p>Hui Cheng and spouse, Minzhen Zhang</p> <p>Property Address: 4305 S Alston Avenue Durham, NC 27713</p>

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.

submitted electronically by "Law Offices of Jonathan Richardson"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

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:

BEGINNING at a stake on the east side of the Alston Avenue Road at Lewis Lowe's southwest corner and running thence South 83 degrees 8' East 386.8 feet to a stake; thence south 3 degrees 2' West 100 feet to a stake; thence in a westerly direction 388.8 feet to a stake on the east side of the Alston Avenue Road; thence along and with the east side of said Alston Avenue Road; in a northerly direction 100 feet to a stake; the point of BEGINNING, and being all of lots 14, 15 and 16 and a portion of lot 13 in Block A of the W. S. Page Estate as per plat and survey thereof now on file in the Office of Register of Deeds of Durham County in Plat Book 20, Page 52 to which reference is hereby made for a more particular description of same. .

PROPERTY ADDRESS:

**4305 S Alston Avenue
Durham NC 27713**

PARCEL ID: 157155

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 except for the exceptions hereinafter stated.

The property hereinafter described was acquired by Grantor(s) via the estate of Johnnie James Taylor, Durham County File 07E715. See also 92E1056.

Subject to ad valorem taxes for current and subsequent years;

Subject to all valid covenants, declarations, easements and rights of way of record.

All or a portion of the property herein conveyed includes the primary residence of a Grantor.

[signature pages attached]

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal.

Sue Taylor Lee (SEAL)
Sue Taylor Lee

Julius J. Lee (SEAL)
Julius J. Lee

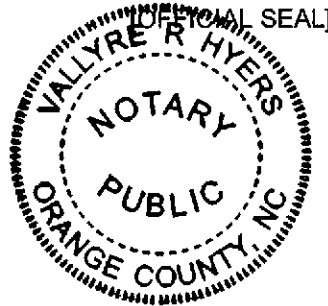
STATE OF NC
COUNTY OF Surham

I, Vallyre R Hyers, the undersigned, a Notary Public for Orange county, certify that **Sue Taylor Lee and Julius J. Lee** personally appeared before me this day and acknowledged the due execution of the foregoing document.

Witness my hand and official seal, this 14th day of **January**, 2016.

Vallyre R Hyers
Notary/Public

My Commission expires: 11/22/16



IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal.

Denise T. Watts (SEAL)
Denise T. Watts

Floyd H. Watts (SEAL)
Floyd H. Watts

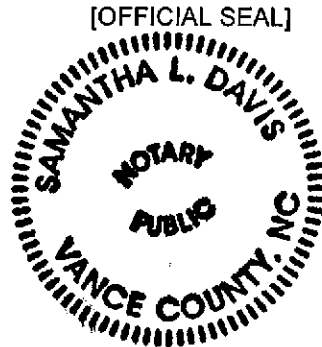
STATE OF NC
COUNTY OF Vance

I, Samantha L. Davis, the undersigned, a Notary Public for Vance County, certify that **Denise T. Watts and Floyd H. Watts** personally appeared before me this day and acknowledged the due execution of the foregoing document.

Witness my hand and official seal, this 15th day of January, 2016.

Samantha L. Davis
Notary Public

My Commission expires: April 22, 2020



IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal.

Rachel Taylor Mitchell (SEAL)
Rachel Taylor Mitchell

Charles Paul Mitchell (SEAL)
Charles Paul Mitchell

STATE OF NC
COUNTY OF Granville

I, Whitney C Harris, the undersigned, a Notary Public for Granville County, certify that **Rachel Taylor Mitchell and Charles Paul Mitchell** personally appeared before me this day and acknowledged the due execution of the foregoing document.

Witness my hand and official seal, this 14th day of January, 2016.

Whitney C Harris
Notary Public

My Commission expires: 12/24/19

