

Register of Deeds

Sharon A. Davis

Durham County, NC

11/28/2022 03:08:52PM

BT: OPR B: 9825 P: 377 Pages: 2

DEED - DEED

Fee: \$780.00 Excise Tax: \$754.00

INSTRUMENT #2022044896

Evelyn Hammiel

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ 754.00

Parcel Identifier No. 231714 Verified by _____ County on the ____ day of _____, 20

By: _____

Mail/Box to: Grantee

This instrument was prepared by: Gwynn, Edwards & Getter, PA, 900 Ridgefield Drive, Ste. 150, Raleigh NC 27609

Brief description for the Index: Lot 58 - Timberleaf

THIS DEED made this 28th day of November, 2022, by and between

GRANTOR

KB HOME RALEIGH-DURHAM INC.,
A DELAWARE CORPORATION

4506 S. Miami Blvd., Ste 100
Durham, NC 27703

GRANTEE

AMIE HODGES AND SPOUSE,
LEE HODGES

2300 Crestwood Ridge Drive
Durham, NC 27704

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership

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, parcel of land or condominium unit situated in the City of Durham, Township, Durham County, North Carolina and more particularly described as follows:

BEING all of Lot 58, Timberleaf Subdivison, Ph 2, as shown on that plat recorded in Plat Book 206, Pages 126-133, Durham County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 9086 page 484.

All or a portion of the property herein conveyed _____ includes or x does not include the primary residence of a Grantor.

A map showing the above-described property is recorded in Plat Book 206 page 126-133.

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, other than the following exceptions:

1. Ad valorem taxes for the current year and subsequent years.
2. Easements, restrictions and other matters of record affecting title to the subject property.

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

KB Home Raleigh-Durham Inc.
(Entity Name)

By:

D. Schwartz

Doug Schwartz – Division President

State of North Carolina - County of Wake

I, the undersigned Notary Public of the County of Wake and State aforesaid, certify that Doug Schwartz personally came before me this day and acknowledged that he is the Division President of KB Home Raleigh-Durham Inc., a Delaware corporation, 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 28th day of

November, 2022

ERIN N POLLOCK
NOTARY PUBLIC
Johnston County
North Carolina

My Commission Expires June 17, 2024

(Affix Notary Seal)

My Commission Expires: June 17, 2024

Erin N Pollock

Notary Public
Erin N Pollock

Notary's Printed or Typed Name