

FOR REGISTRATION  
 Sharon A. Davis  
 REGISTER OF DEEDS  
 Durham County, NC  
 2018 Dec 13 01:05:43 PM  
 BK:8562 PG:197-198  
 DEED  
 FEE: \$26.00  
 INSTRUMENT # 2018042796  
 EXCISE TAX: \$350.00  
 SMMARSH



2018042796

STATE OF NORTH CAROLINA

COUNTY OF DURHAM

**GENERAL WARRANTY DEED**

Excise Tax: \$350.00 *twf*

Parcel IDs: 164661 (Lot 1)  
 218026 (Lot 2)

Prepared by: Eric W. Hinson, 1709 Legion Road, Chapel Hill, NC 27517  
 Return to: Grantee @ 104 Amber Wood Run, Chapel Hill, NC 27516

THIS DEED, made and entered into this the 6 day of December, 2018, by and between **Elizabeth Eagen, Executrix of the Estate of Esther L. Ace**, (hereinafter referred to as "Grantor"), whose mailing address is 3400 Croasdaile Drive, Suite 205, Durham, NC 27705 and **Warren D. Mitchell and David S. Durham [as Tenants in Common]**, (hereinafter referred to as "Grantee"), whose mailing address is **104 Amber Wood Run, Chapel Hill, NC 27516**;

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 said 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 Durham County, North Carolina, more particularly described as follows:

***BEING all of Lots 1 and 2 as shown on that map and survey recorded in Plat Book 200, Page 28, Durham County Registry, to which plat reference is hereby made for a more particular description of same.***

***and having a mailing address of 4615 Leesville Road, Durham, NC 27703 [Lot 1] and 4619 Leesville Road, Durham, NC 27703 [Lot 2].***

The property hereinabove described was acquired by Grantor by instrument recorded in Book 284, Page 529 and Estate Proceeding 07-E-30. [See Also, Estate Proceedings 07-E-470; 06-E-609 and 05-E-718; Book 7667, Page 741; Book 7815, Page 375 and Book 8562, Page 194].

A map showing the above described property is recorded in Plat Book 200, Page 28.

The subject property does        does not  X  contain the primary residence of the Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereunto belonging to 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:

- Restrictions, covenants, easements and rights-of-way of record.
- Ad valorem property taxes for current and subsequent years.

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

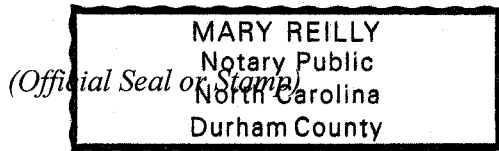
Elizabeth Eagen (Seal)  
**Elizabeth Eagen, Executrix**  
**of the Estate of Esther L. Ace**

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STATE OF NORTH CAROLINA, Durham COUNTY ss:

I, Mary E. Reilly, a Notary Public of the State of North Carolina, County of Durham, do hereby certify that Elizabeth Eagen, Executrix of the Estate of Esther L. Ace, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 6 day of December, 2018.



Mary E. Reilly  
 Notary Public  
 My Commission Expires: 10-7-23

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