

Register of Deeds

Sharon A. Davis
Durham County, NC

07/01/2022 04:38:26 PM

BT: OPR B: 9733 P: 750 Pages: 3

DEED - DEED

Fee: \$1526.00 Excise Tax: \$1500.00

INSTRUMENT #2022027438

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**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$1,500.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 0824-83-00-6419

Mail after recording to: Stephon J. Bowens, Esq., Bowens & Averhart, PLLC, 5500 McNeely Drive, Suite 101, Raleigh, NC 27612

This instrument was prepared by: Stephon J. Bowens, Esq.

THIS DEED made this 30th day of June, 2022 by and between

GRANTOR

LARRY S. HOWELL
5001 Old Farm Road
Suite B
Durham, NC 27704

GRANTEE

THE RANCE GROUP, LLC
5001 Old Farm Road
Suite B
Durham, NC 27704

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 and more particularly described as follows:

See Exhibit A attached hereto and incorporated by reference.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1495, Page 159, Durham County Registry.

A map showing the above described property is recorded in Plat Book 80, Page 6, and referenced within this instrument.

The above described property does does not include the primary residence of the Grantor.

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.

Title to the property hereinabove described is subject to the following exceptions: All easements of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

(ENTITY NAME) _____(SEAL)

By: Larry S. Howell (SEAL) _____(SEAL)
LARRY S. HOWELL
Title: GRANTOR

By: _____(SEAL)
Title: _____

(SEAL)

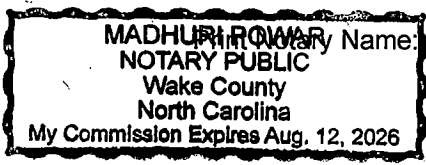
NORTH CAROLINA DURHAM COUNTY

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: LARRY S. HOWELL Witness my hand and official stamp or seal, this the 30th day of June, 2022.

My Commission Expires: August 12, 2026

M.A. Power
Adv.

Notary Public



Print Notary Name: Madhuri Powar

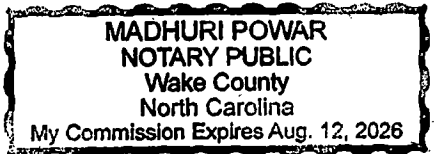
NORTH CAROLINA Durham COUNTY

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: _____ Witness my hand and official stamp or seal, this the 30th day of June, 2022.

My Commission Expires: August 12, 2026

M.A. Power
Adv.

Notary Public



Print Notary Name: Madhuri Powar

"Exhibit A"

BEGINNING at a control corner on the west side of the Old Durham-Roxboro Road, said stake being the southeast corner of property of City of Durham as shown on plat hereinafter referred to, and running thence along and with the west side of Old Durham-Roxboro Road in a general southerly direction along a curve having a radius of 820 feet, a distance of 109.45 feet to a stake, the northeast corner of property of Elmwood Corporation and C. Thomas Biggs, Agent, as shown on said plat; thence South 59 degrees 9' 13" West 220.33 feet to a stake in the east line of property of Carlton O. Couch and wife; thence along and with the east line of said Couch property North 16 degrees 25' 5" West 186.75 feet to a control corner in the south line of property of City of Durham; thence along and with the south line of said City of Durham property North 80 degrees 3' 48" East 203.9 feet to the control corner, the point and place of BEGINNING and being all of the Eno Professional Center property as shown on plat and survey by George C. Love, Jr., R.L.S. dated January 8, 1974, now on file in the Office of the Register of Deeds of Durham County in Plat Book 80, at page 6, to which plat reference is hereby made for a more particular description of the same. See also Deed Book 403, page 339, Durham County Registry.

Parcel Identification No. 0824-83-00-6419

Property Address: 5001 Old Farm Road Durham, NC 27704