

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2022 Apr 22 03:48 PM
Book: 9676 Page: 394
NC Rev Stamp: \$ 1370.00 Fee: \$ 26.00
Instrument Number: 2022017118
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,370.00
Parcel Identifier No. 182694
Verified by _____ County on the ____ day of _____, 20__ By: _____
Mail/Box to: Grantee
This instrument was prepared by: City of Oaks Law
Brief description for the Index: 5032 GUESS ROAD DURHAM

THIS DEED made this 19 day of April, 2022, by and between

GRANTOR	GRANTEE
Patrica H. Weaver, Widow	TheeProperty, LLC a North Carolina limited liability company
Mailing Address:	Mailing Address: 13028 Saxon Way, Raleigh, NC 27613
1500 Weaver Pond Drive, Stem, NC 27581	Property Address: 5032 Guess Road, Durham, NC 27712

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 Raleigh, _____ Township, Wake County, North Carolina and more particularly described as follows:

Being all of Tract I, containing 0.541 acres, as per the plat and survey thereof by Kimley Horn entitled Final Plat Hop-in Commercial Tract Subdivision, dated 7/9/86, and now recorded in the Office of the Register of Deeds of Durham County in Plat Book 111, Page 190, Sheet 2 of 2, to which plat reference is hereby made for a more particular description of same.

Property Address: 5032 Guess Road, Durham, NC 27712

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2929 Page 520. All or a portion of the property herein conveyed includes or does not include the primary residence of a Grantor. A map showing the above described property is recorded in Map Book 111 Page 190.

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, other than the following exceptions:

Ad valorem taxes for the current year; utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the property

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

Patricia H. Weaver (SEAL)

(SEAL)

Patrica H. Weaver

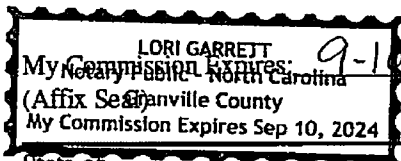
State of North Carolina - County or City of Granville

I, the undersigned Notary Public of the County or City of Oxford and State aforesaid, certify that

Patrica H. Weaver personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 19th day of April, 2022.

Lori Garrett

Lori Garrett Notary Public
Notary's Printed or Typed Name



State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that

_____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of April, 2022.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name