

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2019 Jun 14 10:58 AM
Book: 8679 Page: 829
NC Rev Stamp: \$ 230.00 Fee: \$ 26.00
Instrument Number: 2019020118
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Stamps: \$230.00

Real Estate ID #: 225245

After recording, MAIL TO: Grantee
The property does not include the primary residence of at least one of the Grantors. (N.C.G.S. § 105-317.2)

This instrument was prepared by: Moore & Alphin, PLLC (19-WOODS-CT) ✓
Brief description for the Index: Lot 2, Containing 7.7881 Acres, Claiborne Rudolph Allen Property

THIS DEED is made as of the latest date of the notary acknowledgements below, by and between

GRANTOR	GRANTEE
<p data-bbox="212 1115 683 1184">Claiborne Rudolph Allen and wife, Rita Allen</p> <p data-bbox="298 1226 599 1295">224 Greenfield Avenue Winchester, VA 22602</p>	<p data-bbox="987 1115 1182 1146">Edwin Woods</p> <p data-bbox="922 1182 1252 1251">9204 Tawny Chase Drive Raleigh, NC 27617-7762</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.

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 lying in Oak Grove Township, Durham County, North Carolina, and being more particularly described as follows:

All of Lot 2, containing 7.881 Acres, as shown on a Plat entitled "Minor Subdivision Plat for Claiborne Rudolph Allen", recorded in Plat Book 200, Page 37, Durham County Registry.

Which has the following street address: 5106 Cheek Road, Durham, NC 27704

Submitted electronically by "Moore & Alphin, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.


TO HAVE AND TO HOLD the aforesaid lot or parcel of land, all improvements thereon, 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:

- 1) The lien of *ad valorem* real property taxes not yet due and payable.
- 2) All easements, covenants, conditions, restrictions, and other matters set forth in the County land records.

IN WITNESS WHEREOF, each Grantor has hereunto set his hand and seal, as of the day and year set forth in the notary acknowledgments below.

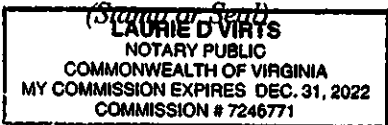

 Claiborne Rudolph Allen (SEAL)



 Rita Allen (SEAL)

State of VA - County of Frederick :

I certify that the following person personally appeared before me this day and acknowledged to me that he signed the foregoing document for the purposes stated therein: Claiborne Rudolph Allen

Date: 6.11.19

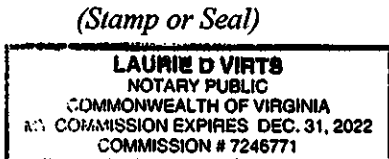




 Signature of Notary
 Printed Name: Laurie Virts
 My commission expires: 12.31.2022

State of VA - County of Frederick :

I certify that the following person personally appeared before me this day and acknowledged to me that he signed the foregoing document for the purposes stated therein: Rita Allen

Date: 6.11.19




 Signature of Notary
 Printed Name: Laurie Virts
 My commission expires: 12.31.2022