

REGISTER OF DEEDS
Sharon A. Davis
Durham County, NC
2021 Dec 06 03:52:41 PM
BK:9551 PG:312-314
DEED
FEE: \$26.00
INSTRUMENT # 2021062128
EXCISE TAX: \$1,700.00
DPRUETTE



**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ 1,700.00	Recording Time, Book and Page
Parcel Ref. No. 178690	Parcel Identifier No. 0824-04-74-2823

Mail after recording to: Grantee: 1512 Pennock Road, Durham, NC 27703
This instrument was prepared by: William W. Browning, Atty (21-320)

THIS DEED made this 2nd day of December, 2021, by and between

GRANTOR

PROPERTIES OF NC LLC, A North Carolina Limited Liability Company
Address: P.O. Box 71815, Durham, NC 27722

GRANTEE

LUIS CARRANZA BARRIGA
Address: 1512 Pennock Road, Durham, NC 27703

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 LEGAL DESCRIPTION ATTACHED

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 8682, Page 690, Durham County Registry.

A map showing the above described property is recorded in Plat Book 67, Page 37, 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:

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.

PROPERTIES OF NC LLC

By: [Signature]
Steven W. Smith, Member/Manager

By: [Signature]
Jeffrey Ryan Coffey, Member/Manager

STATE OF NORTH CAROLINA

COUNTY OF DURHAM

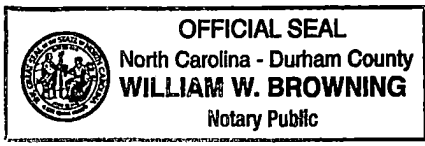
I, William W. Browning, a Notary Public, hereby certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Steven W. Smith and Jeffrey Ryan Coffey, Member/Managers of Properties of NC LLC, Grantor.

Witness my hand and official stamp or seal, this the 2nd day of December, 2021.

My Commission Expires: 01/21/22

[Signature]
Notary Public

Print Notary Name: William W. Browning



LEGAL DESCRIPTION

BEING the same property conveyed to Humble Oil & Refining Company, under Deed from The Ervin Company, dated March 11, 1970, filed for record in the Durham County Public Registry, North Carolina in March 17, 1970 at 11:45 a.m. recorded in Book 363, at Page 133. Situated at Durham, North Carolina - BEGINNING at a point in the easterly right of way line of U.S. Highway 501 (Durham-Roxboro Road), with indicated right of way width being 100 ft. which beginning point is located South 12 deg. 17 min. 40 sec. East 248.18 ft. from the point of intersection of the center line of Eno River with the easterly right of way line of U.S. Highway 501 and is also North 12 deg. 17 min. 40 sec. West 220 ft. from the point of intersection of the east right of way line of U.S. Highway 501 and the northern right of way line of Rippling Stream Road, both extended; thence from said beginning point North 77 deg. 42 min. 20 sec. East 160 ft. to an iron stake; thence South 34 deg. 29 min. 22 sec. East 196.84 feet to an iron stake in the north right of way line of Rippling Stream Road; thence with the northern right of way line of said Rippling Stream Road as the same extends in a westerly direction along a clockwise arc with radius of 385.40 ft. a distance of 172 ft. to a monument; thence South 77 deg. 42 min. 20 sec. West 48 ft. to a monument, the beginning of a curve; thence further with the north line of Rippling Stream Road as the same extends in a northwesterly direction along a clockwise arc with radius of 20 ft., a distance of 31.42 feet to a monument on the east side of U.S. Highway 501; thence with the east property line of U.S. Highway 501, North 12 deg. 17 min. 40 sec. West 200 ft. to the place and point of Beginning, containing 0.98 acres, more or less, as shown on plat and survey entitled "Humble Oil Company, Durham, N.C.-Proposed Service Station Site", by Engineering Surveys, Inc. dated January, 1970, being a portion of Old Farm Subdivision, Map Section 4, Plat Book 63, Page 22, Durham County Registry, the same identical property conveyed to Kenneth Ray Gilbert by deed recorded in Real Estate Book 1403 at page 220, and the same property in which one-half undivided interest was conveyed to Jack B. Gilbert by deed recorded in Real Estate Book 1477, at page 385, all of said deeds being duly filed for record in the Durham County Registry. Also being known as Lot 15 of OLD FARM #8 as shown in Plat Book 67, Page 37, Durham County Registry.
This property has street address 5202 N. Roxboro Street. PIN 0824-04-74-2823