

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2018 Feb 09 03:29 PM NC Rev Stamp: \$ 706.00
Book: 8362 Page: 663 Fee: \$ 26.00
Instrument Number: 2018004446
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 706

Parcel Identifier No. 164708 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: McCullers, Whitaker & Hamer, PLLC, 216 Highway 70 West, Garner, NC 27529

This instrument was prepared by: McCullers, Whitaker & Hamer, PLLC, 216 Highway 70 West, Garner, NC 27529

Brief description for the Index: Lot 68 Dural acres.

THIS DEED made this 4th day of February, 2018 by and between

GRANTOR

GRANTEE

Francis J Hale, also known as
Francis Joseph Hale III
an unmarried man

Scott Youmans
an unmarried man
5501 McNeely Dr
Raleigh NC 27612

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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

See Attached Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1015 page 658.
All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book _____ page _____.

submitted electronically by "McCullers, Whitaker & Hamer, 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 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:

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

By: _____ (Entity Name) Francis J. Hale III (SEAL)
Print/Type Name: Francis J Hale III

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

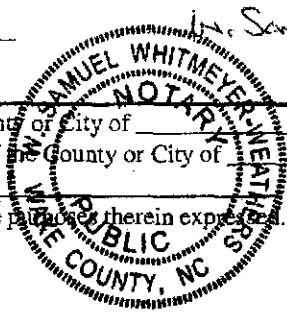
By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

State of NC - County or City of Wake

I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that Francis J Hale III 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 7 day of February, 2018

My Commission Expires: 11/19/19 (Affix Seal) Samuel Whitmeyer-Weather Notary Public
Notary's Printed or Typed Name



State of _____ - County or City of _____
I, the undersigned Notary Public of _____ 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 _____, 20____.

My Commission Expires: _____ (Affix Seal) _____ 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 came before me this day and acknowledged that _____ he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____ (Affix Seal) _____ Notary Public
Notary's Printed or Typed Name

ATTACHMENT

EXHIBIT A

BEGINNING at the southeastern corner of Lot 68 according to a plat of Dural Acres, Section One, as recorded in Plat Book 77, page 79, Durham County Registry, runs thence along the northern right of way of Durand Drive, South 88 degrees 23 minutes 04 seconds West 120.0 feet to a stake, thence North 01 degrees 21 minutes 49 seconds West 302.03 feet to a stake, thence as a new line in the property of Richard A Shapiro North 04 degrees 58 minutes 15 seconds West 1583.14 feet to a stake, marking the southeastern corner of the property of Patrick McHugh, thence North 82 degrees 22 minutes 03 seconds East 197.66 feet to a stake, thence South 32 degrees 37 minutes 23 seconds East 748.66 feet to a stake marking the northwest corner of Lot 75 according to the plat hereinabove referred to; thence along the western line of said Lot 75, South 32 degrees 09 minutes 53 seconds East 289.80 feet to a stake marking the northwest corner of Lot 76 of the plat hereinabove referred to, thence South 02 degrees 58 minutes 02 seconds West 209.50 feet to the northwest corner of Lot 77 according to the plat hereinabove referred to, thence South 49 degrees 21 minutes 34 seconds West 256.47 feet to the northwest corner of Lot 78 of the aforesaid plat, thence South 01 degrees 24 minutes 27 seconds East 219.53 feet to a common corner of Lots 66, 67 and 79 according to the aforesaid plat, thence with the northern line of Lots 67 and 68, South 59 degrees 00 minutes 22 seconds West 344.64 feet to a stake marking the northwest corner of the aforesaid Lot 68, thence South 01 degrees 21 minutes 49 seconds East 253.00 feet to the point and place of BEGINNING, and being 18.08 acres according to a survey entitled "Property of Richard A Shapiro," prepared by Southeastern Surveys, Inc. dated 12/22/78.

Parcel ID: 164708

Property Address: 5211 Summer Rose Lane, Durham, NC 27703