

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2018 Nov 21 08:59 AM NC Rev Stamp: \$ 580.00
Book: 8550 Page: 273 Fee: \$ 26.00
Instrument Number: 2018040444
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 580.00

Parcel Identifier No. 153820 Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: Grantee

This instrument was prepared by: Hatch, Little & Bunn, LLP, 2626 Glenwood Avenue, Suite 550, Raleigh, NC 27608

Brief description for the Index: _____

THIS DEED made this 20th day of November, 2018, by and between

GRANTOR	GRANTEE
JAY. G. HUSBAND and spouse AGNES HUSBAND 5401 Hearthstone Lane Brentwood, TN 37027	A.E.T. OF CARPENTER LLC mail: 216 NORTHLANDS DRIVE CARY, NC 27519 prop: 5411 NC HIGHWAY 55 DURHAM, NC 27713

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

SEE ATTACHED

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2944 page 11.

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 _____.

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:

Covenants, conditions and restrictions of record.
Ad valorem taxes for current and subsequent years.

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

(Entity Name) Jay G Husband (SEAL)
Print/Type Name: JAY. G. HUSBAND

By: _____
Agnes Husband (SEAL)
Print/Type Name & Title: _____
Print/Type Name: AGNES HUSBAND

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

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

State of Tennessee - County or City of DAVISON

I, the undersigned Notary Public of the County or City of county and State aforesaid, certify that JAY. G. HUSBAND and spouse AGNES HUSBAND 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 20th day of November, 20 18.

My Commission Expires: 8/30/2019
(Affix Seal)

LeAnn Marie Mock
LeAnn Marie Mock 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 _____, 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

BEGINNING AT A STAKE IN THE EASTERN SIDE OF NORTH CAROLINA 55 (DURHAM-APEX HIGHWAY) AT THE NORTHWEST SOUTHERN LOT ON THE PLAT HEREINAFTER REFERRED TO, AND RUNNING THENCE ALONG AND WITH THE EASTERN SIDE OF NORTH CAROLINA NORTH 12° 39' WEST 100 FEET TO A STAKE; THENCE SOUTH 89° 24' EAST 266.25 FEET TO A STAKE IN THE WESTERN RIGHT-OF-WAY OF AND SOUTHERN RAILWAY COMPANY PROPERTY; THENCE ALONG AND WITH THE WESTERN RIGHT-OF-WAY LINE OF THE DURHAM AND S COMPANY PROPERTY SOUTH 16° 00' EAST 100 FEET TO A STAKE, THE NORTHEAST CORNER OF AFORESAID SOUTHERN LOT; THENCE ALONG NORTHERN BOUNDARY LINE OF THE SOUTHER LOT NORTH 89° 42' WEST 271.8 FEET TO THE POINT OF BEGINNING, AND BEING THE PER PLAT AND SURVEY OF THE PROPERTY OF ROBERT L. AND METTIE LOUISE DOWNEY BY CREDLE ENGINEERING DATED JANUARY 29, 1960, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME.