

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2019 Apr 30 10:20 AM
Book: 8644 Page: 515
NC Rev Stamp: \$ 398.00 Fee: \$ 26.00
Instrument Number: 2019013789
DEED

Revenue: \$398.00

Map Number:

Prepared By: Nathan M. Garren, a licensed North Carolina attorney. Delinquent taxes, if any to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Mail To: Grantee

STATE OF NORTH CAROLINA

SPECIAL WARRANTY DEED

COUNTY OF DURHAM

THIS DEED, made this 24 day of April, 2019, by and between **Anthony D. Nicholson, Executor of the Estate of Cheri S. Miller a/k/a Cheryl S. Miller (19-E-508)** (hereinafter "Grantor") and **Janice T. Belangia** (hereinafter "Grantee") with a mailing address of 5897 Bahama Road, Rougemont, NC 27503.

WITNESSETH:

THAT Grantor in consideration of Ten Dollars (\$10.00) and other valuable consideration to him paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey, unto Grantee, her heirs, successors and assigns, that certain tract or parcel of land situate in Durham County, North Carolina, and as described on Exhibit A attached hereto.

TO HAVE AND TO HOLD the said land, together with all privileges and appurtenances as thereunto belonging unto the said Grantee in fee simple.

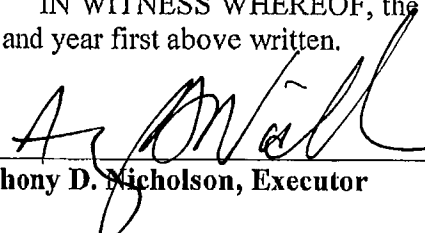
Submitted electronically by Nathan M Garren, Attorney at Law in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

And the Grantor covenants with the Grantee, that the Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

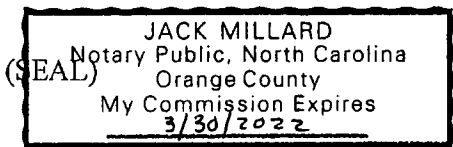
1. Ad Valorem taxes for the year 2019 and thereafter.
2. Easements of record.


IN WITNESS WHEREOF, the Grantor has hereunto set his hand and affixed his seal the day and year first above written.

 **EXECUTOR**
 _____ (SEAL)
Anthony D. Nicholson, Executor

STATE OF NORTH CAROLINA
COUNTY OF Durham

I, Jack Millard, a notary public for the aforesaid ^{Jm} ~~County~~ and State, do hereby certify that **Anthony D. Nicholson, Executor of the Estate of Cheri S. Miller a/k/a Cheryl S. Miller**, personally appeared before me this day, and says that he executed the foregoing and annexed instrument for the purposes therein expressed. Witnessed my hand and official seal, this 24th day of April, 2019.





 Notary Public

My commission expires: 3/30/2022

Exhibit A

BEGINNING at a stake in the northwestern property line of Oxford Road (SR 1607 now called Bahama Road), which said stake is located at the northeast corner of that property conveyed to the Board of Education in Book 71 at Page 407 of the Durham County Registry and running thence from said point of beginning along and with the northern property line of the Board of Education property North 87 degrees 15' West 444 feet to a stake; thence South 23 degrees 40' West 210 feet, more or less, to a point in the right-of-way of Duke Road (SR 1608 now called Tilley Farm Road); thence North 86 degrees 30' West 1,074.15 feet, more or less, to a point at or near the northern property line of Duke Road; thence North 4 degrees 20' East 924.0 feet to a stake; thence South 86 degrees East 1,984.7 feet to a stake; thence South 4 degrees West an undetermined distance to a stake in the northwestern property line of Oxford Road; thence along and with the northwestern property line of Oxford Road an undetermined distance to the point and place of BEGINNING and being the greater portion of that property conveyed to Charles S. Hester in Deed Book 241 at Page 194 of the Durham County Registry which said property is located north and west of the intersection of Oxford Road and Duke Road.

Specifically excepted and excluded from this conveyance is the 2 acres deeded to the Board of Education in Deed Book 71 at Page 407 of the Durham County Registry and that portion of the property deeded to Charles S. Hester in Deed Book 241 at Page 194 which is located on the southeast side of Oxford Road.