

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2018 Jul 05 11:15:08 AM
BK:8459 PG:835-836
DEED
FEE: \$26.00
INSTRUMENT # 2018023120
EXCISE TAX: \$260.00



**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: **\$260.00**

Recording Time, Book and Page:

Tax Map No. **119199**

Parcel Identifier No:

Mail after recording to: **GRANTEE, MAILING ADDRESS**

This instrument was prepared by: **H. EUGENE TATUM III**

THIS DEED made this 2nd day of July, 2018 by and between

GRANTOR

AMAC PROPERTIES, LLC

Mailing Address:

GRANTEE

RAMZY ABDO MOHAMED

Property Address: **602 S. ALSTON AVE, DURHAM, NC 27701**

Mailing Address: **3 BRIGHTFIELD LANE DURHAM NC 27712**

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:

BEING ALL OF TRACT A, CONTAINING 25,117 SQUARE FEET, .58 ACRES AS SHOWN ON THAT PLAT ENTITLED SURVEY FOR MARICOMA STEELE SAID PLAT IS NOW ON FILE IN THE OFFICE OF THE REGISTER OF DEEDS OF DURHAM COUNTY IN PLAT BOOK 183 AT PAGE 376, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME.

SUBJECT TO EASEMENT RIGHTS RECORDED IN BOOK 3201, PAGE 144, DURHAM COUNTY REGISTRY.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 6643, Page 358, DURHAM County Registry.

A map showing the above described property is recorded in Plat Book 183, Page 376, and referenced within this instrument.

Does the above described property include the primary residence (yes/no) ? **No**

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.

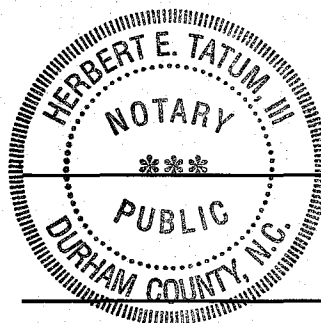
AMAC PROPERTIES, LLC

(SEAL)

By: *Chelsea Rowland*

(SEAL)

CHELSEA ROWLAND, VICE PRESIDENT OF
AMAC PROPERTIES, LLC
VICE PRESIDENT OF AMAC
Title: PROPERTIES, LLC



(SEAL)

By: _____

Title: _____

(SEAL)

NORTH CAROLINA DURHAM COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: CHELSEA ROWLAND, VICE PRESIDENT OF AMAC PROPERTIES, LLC. Witness my hand and official stamp or seal, this the 5 day of July, 2018

My Commission Expires: 9-24-2022

Herbert E. Tatum III
Notary Public

Print Notary Name: Herbert E. Tatum III

NORTH CAROLINA DURHAM COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: _____, _____ . Witness my hand and official stamp or seal, this the _____ day of _____, _____

My Commission Expires: _____

Notary Public

Print Notary Name: _____