

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2021 Jul 22 01:29 PM
Book: 9404 Page: 386
NC Rev Stamp: \$ 1450.00 Fee: \$ 26.00
Instrument Number: 2021037044
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,450.00

Parcel Identifier: _____ Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Thomas R. Holt, Attorney (without benefit of title examination)

Brief description for the Index: 605, 609, & 611 Jackson Street

THIS DEED made effective as of the 22nd day of July, 2021, by and between

GRANTOR	GRANTEE
Eugene A. Brown and spouse, Signe A. Brown 2 Marigold Place Durham, NC 27705	LORIENT HOMES, LLC, a North Carolina limited liability company 1003 Hero Place Cary, NC 27519

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

See Exhibit A attached and incorporated herein by reference.

All or a portion of the property herein conveyed ____ does/ X does not include the primary residence of a 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, other than the following exceptions:

Ad valorem taxes for 2021 and subsequent years, easements, restrictions and rights of way of record.

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

Eugene A. Brown (Seal)
Eugene A. Brown

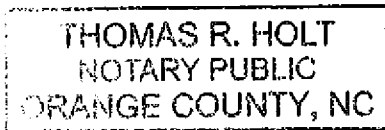
Signe A. Brown (Seal)
Signe A. Brown

Orange County, North Carolina

I, a Notary Public, certify that the following person personally appeared before me this day acknowledging to me that he/she signed the foregoing document: Eugene A. Brown and Signe A. Brown

Date: July 22, 2021

(Affix Official Seal below)



TH
Official Signature of Notary Public

Print Name: Thomas R. Holt

My commission expires: 10-06-2025

EXHIBIT A

TRACT ONE:

BEING all of Lots 32 and 33, Block F, W. GASTON VICKER'S ESTATE, as per plat thereof on file in the office of the Register of Deeds of Durham County in Plat Book 6, Page 11, to which reference is hereby made, SAVE AND EXCEPT THAT PROPERTY CONVEYED TO THE CITY OF DURHAM FOR THE EAST-WEST EXPRESSWAY IN DEED BOOK 331, PAGE 125.

Street Address: 605 Jackson St., Durham, NC

Parcel ID: #114641

TRACT TWO:

BEING all of Lots 26, 27, & 28, Block F, W. GASTON VICKER'S ESTATE, as per plat thereof on file in the office of the Register of Deeds of Durham County in Plat Book 6, Page 11, to which reference is hereby made, SAVE AND EXCEPT THAT PROPERTY CONVEYED TO THE CITY OF DURHAM FOR THE EAST-WEST EXPRESSWAY IN DEED BOOK 331, PAGE 125.

Street Address: 609 Jackson St., Durham, NC

Parcel ID: #114642

TRACT THREE:

BEGINNING at a stake in the corner of Forest History Society, Inc. property, as shown on the plat hereinafter referred to, and in the southern margin of Jackson Street, and running along and with the southern margin of Jackson Street, South 85° 49' East, a distance of 59.29 feet to a stake in the southern margin of Jackson Street; and running thence South 04° 42' 48" West, a distance of 158.15 feet to a stake in the northern margin of Gregson Street; and running thence along and with the northern margin of Gregson Street, South 50° 17' 11" West, a distance of 82.60 feet to a stake in the northern margin of Gregson Street; and running thence North 05° 22' 41" East, a distance of 73.63 feet to a stake; and running thence North 04° 14' 50" East, a distance of 141.80 feet to a stake in the southern margin of Jackson Street, the point and place of Beginning, and being shown, along with other property, on a recent plat and survey by George C. Love, Jr., R.L.S. dated 20 December, 1986, Job #21347, entitled "Property of Eugene Brown", reference to which is hereby made.

Street Address: 611 Jackson St., Durham, NC

Parcel ID: #114643