

For Registration Sharon A. Davis  
 Register of Deeds  
 Durham County, NC  
 Electronically Recorded

2021 Dec 15 03:45 PM

Book: 9561 Page: 764

NC Rev Stamp: \$ 850.00 Fee: \$ 26.00

Instrument Number: 2021063908  
 DEED

Excise Tax: \$ 850.00

Recording Time, Book and Page

Parcel ID: 110929; 110928; 110927; 110926; 110925; 110924; and 110923

Mail after recording to: Grantee

This instrument was prepared by: Stephen D. Lowry, 8358-104 Six Forks Rd., Raleigh, NC 27615

Brief Description for the index: **Multiple Tracts-Geer Street, PB 12/21**

**NORTH CAROLINA GENERAL WARRANTY DEED**

*This Conveyance is insured by a title policy issued by Tryon Title Agency, LLC*

THIS DEED made this 15 day of December, 2021, by and between

GRANTOR	GRANTEE
<p><b>Wanda Ricks Allen and spouse,                      Ricky G. Allen</b></p> <p><b>2111 Rodeo Drive                      Durham, NC 27704</b></p> <p><u>      </u> If Checked, the property subject to conveyance includes the primary residence of at least one of the Grantors, otherwise, note as N/A, (per NC GS105-317.2)</p>	<p><b>Care Properties, LLC, a North Carolina limited liability company</b></p> <p><b><u>Mailing Address:</u>                      2500 Dandridge Drive                      Raleigh, NC 27610</b></p> <p>((to verify that your name(s), status and mailing address are correct, please initial _____))</p>

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

**See attached Exhibit A.**

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.

submitted electronically by "Lowry & Assoc"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Durham County Register of Deeds.

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

1. Subject to ad valorem taxes for the year 2021 and all subsequent years.
2. Subject to all easements, agreements, and rights of way of record.
3. Subject to restrictions of record, Durham County Registry.

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

Wanda Ricks Allen  
 Wanda Ricks Allen

Ricky G. Allen  
 Ricky G. Allen

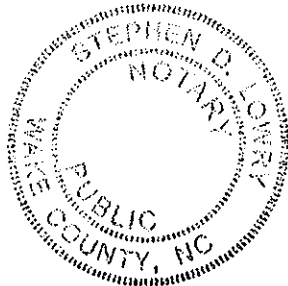
STATE OF NC  
 COUNTY OF Wake

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: **Wanda Ricks Allen and Ricky G. Allen.**  
 Witness my hand and official stamp or seal, this the 15 day of December, 2021.

Stephen D. Lowery  
 Notary Public

My commission expires: 6/22/23

Seal/Stamp



**Exhibit A**  
**Legal Description**

**Tract One:**

BEGINNING at a stake in the southern edge of Geer Street and the western edge of Grove Street, said point being the Southwest intersection, and running thence along and with the western edge of Grove Street South 4° 10' West 175.4 feet to a stake; thence South 87° 32' West 64.4 feet to a stake, the southeast corner of Lot #13, Block "15" of the plat hereinafter referred to; and running thence along and with the eastern line of said Lot North 2° 50' West 185.2 feet to a stake in the southern edge of Geer Street; thence along and with the southern edge of said Geer Street South 85° 50' East 88 feet to the point of beginning. Same being Lot #14 Block "15" of the T. E. Cheek property as per plat and survey of E. H. Copley, dated August 1937, which said plat is duly recorded in the office of the Register of Deeds for Durham County in Plat Book 12, at page 21. There is excepted that portion, if any, of this lot which may have been taken for the widening of a portion of Grove Street. See Deed Book 131, page 402.

**Tract Two:**

BEGINNING at a stake on the south side of East Geer Street, said stake being the northeast corner of Lot 7 in Block 15 on plat hereinafter referred to, and running thence with the south side of said East Geer Street, the following courses and distances: North 86° 5' 17" East 50 feet to a stake; North 86° 3' 48" East 50.02 feet to a stake; North 86° 47' 42" East 50 feet to a stake; North 87° 7' 4" East 50.06 feet to a stake; North 87° 24' 21" East 50.42 feet to a stake; North 88° 4' 36" East 50.14 feet to a stake, the northwest corner of Lot 14 in said Block 15; thence with the West line of said Lot 14, South 6° 6' 19" East 186.35 feet to a stake, the southwest corner of said Lot 14; thence South 84° 19' 37" West 150 feet to a stake; thence South 84° 20' 29" West 49.89 feet to a stake; thence South 84° 18' 47" West 100.14 feet to a stake, the southeast corner of said Lot 7; thence with the East line of said Lot 7, North 6° 10' 4" West 200.00 feet to a stake, the point and place of BEGINNING, and being all of Lots 8, 9, 10, 11, 12 and 13 in Block 15 of T. E. Cheek Property as shown on plat of Property of Ricky G. Allen and wife, Wanda Ricks Allen and Robert Stoner Ross and wife, Brenda Ricks Ross by George C. Love, Jr., Registered Land Surveyor dated December 4, 1989 and also being shown in Plat Book 12 at Page 21, Durham County Registry, to which plat reference is hereby made for a more particular description of same.