

FOR REGISTRATION  
Sharon A. Davis  
REGISTER OF DEEDS  
Durham County, NC  
2017 JAN 24 10:16:00 AM  
BK: 8111 PG: 764-766  
DEED  
FEE: \$26.00  
EXCISE TAX: \$2,500.00  
INSTRUMENT # 2017002318  
APRILJ



2017002318

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: **\$2,500.00**

Recording Time, Book and Page:

Tax Map No. **159598, 161099**

Parcel Identifier No:

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

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

THIS DEED made this 13th day of January, 2017 by and between

**GRANTOR**

**REBECCA G. SERCY OLBRUCH FKA REBECCA G. SERCY WIDOW**

**Mailing Address: 2916 SNOW HILL ROAD DURHAM NC 27712**

**GRANTEE**

**CITY OF DURHAM**

**Property Address: 632 N. HOOVER ROAD AND 621 CHEEK ROAD, DURHAM, NC 27703**

**Mailing Address: 101 CITY HALL PLAZA, ATTN GENERAL SERVICES ELIZABETH HYLAND DURHAM NC 27701**

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:

**SEE ATTACHED EXHIBIT A**

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 7851, Page 35, DURHAM County Registry.

A map showing the above described property is recorded in Plat Book \_\_\_\_, Page \_\_\_\_, 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.

(Entity Name)

Rebecca G. Sercy Olbruch (SEAL)  
REBECCA G. SERCY OLBRUCH FKA  
REBECCA G. SERCY

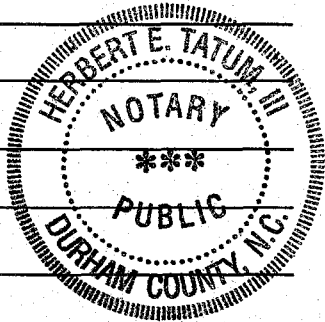
By: \_\_\_\_\_ (SEAL)

Title: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)

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: REBECCA G. SERCY OLBRUCH FKA REBECCA G. SERCY WIDOW. Witness my hand and official stamp or seal, this the 24 day of January, 2017

My Commission Expires: 9-24-2017

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: \_\_\_\_\_

**Legal Description  
Exhibit A  
Schedule A**

**Parcel 159598 Durham County, North Carolina (Tract 2 on Deed recorded in Deed Book 2190, Page 671)**

BEGINNING at a stake on the west side of the Watson now known as Hoover Road in Pope's south line, and running thence along and with said road South 6 degrees West 865 feet to a stake; thence in a southeasterly direction 60 feet to a stake, corner of the cemetery lot; thence North 79 degrees 30' East 127 feet to a stake; thence South 6 degrees East 50 feet to a stake; thence South 67 degrees West 100 feet to a stake in the said Watson or Hoover Road; thence in a south-easterly direction 200 feet to a stake; NW corner of tract #3; thence along and with the north line of said tract North 77 degrees 30' East 619.4 feet to a stake; thence North 4 degrees 10' East 893.3 feet to a stake; thence North 81 degrees 20' West 782.6 feet to a stake, the point of beginning, containing 17.96 acres, more or less, and being Tract #2 of the Mrs. Sallie H. Briggs Estate, as per plat and survey thereof now on file in the Office of Register of Deeds of Durham County in Plot Book 14 at Page 8, to which reference is hereby made for a more particular description of same.

Reference deed dated 6-28-1940, recorded in Book 136, Page 608 of Durham County Registry, to deed dated 4-26-1968, recorded in Book 349, Page 453 of said registry, and to deed dated 4-12-1994, recorded in Book 2190, Page 671 of said registry.

**Parcel 161099, Durham County, North Carolina (Tract 1 on Deed recorded in Deed Book 2190, Page 671)**

BEGINNING at a stake in the SW end of Seminole Street, and running thence South 85 degrees 48' East 118.68 feet to a stake in the south side of said street; thence South 53 degrees 41' East along the south side of Apache Street 428.45 feet to a stake; thence continuing along and with the south side of said street with the arc of a curve a distance of 206.10 feet to a stake; thence still continuing along and with the south side of said street South 59 degrees 41' East 250.52 feet to a stake, the SE terminus of said street; thence North 57 degrees 37' East 124.05 feet to a stake; thence South 86 degrees 44' East 408.52 feet to a stake; thence South 16 degrees 38' West 17.62 feet to a stake; thence South 18 degrees 05' West 593.3 feet, more or less, to a monument; thence South 86 degrees 49' West 1,583.66 feet to a stake; thence North 4 degrees 05' East 1,411.05 feet to a stake; thence South 85 degrees 01' East 320.78 feet to a stake; thence South 4 degrees 12' West 191 feet to a stake in the NW terminus of Seminole Street; thence along and with the West end of said street South 4 degrees 12' West 60 feet to a stake, the place of beginning, and being the western portion of the C.W. Willard Estate, containing 33.5 acres, more or less, as per plat and survey thereof on file in the office of the Register of Deeds of Durham County in Plot Book 36 at Page 53, to which reference is hereby made for a more particular description.

Reference is made to deed recorded in Deed Book 306, Page 605 of the Durham County Registry, to deed recorded in Book 344, Page 451 of said registry, and to deed recorded in Book 2190, Page 671 of said registry.

Note: C.W. Willard Estate, Plat Book 36 at Page 53 appears to contain approximately 47.5 acres rather than 58.95 acres as shown on said plat.