

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2021 Oct 01 01:24 PM
Book: 9482 Page: 695
NC Rev Stamp: \$ 1370.00 Fee: \$ 26.00
Instrument Number: 2021050294
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,370.00

Parcel Identifier No. 226407; and 193041 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Kennon Craver, PLLC

Brief description for the Index: 6403 and 6404 Amed Road, Bahama, NC 27503

THIS DEED made this 1st day of October, 2021 by and between

GRANTOR	GRANTEE
John A. Monroe, single ADDRESS: 7149 Old Oxford Highway Bahama, NC 27503	Jennings Brody ADDRESS: 1101 Arnette Avenue Durham, NC 27707

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:

BEING all of that tract containing 34.624 acres, more or less, labeled as "New Lot 2 Area" and being shown on that plat entitled "Recombination Survey Property of John A. Monroe" by Phillip W. Riley, RLS dated as of April 23, 2019, and recorded in Plat Book 200, Page 265, Durham County Registry.

The above property is subject to a Warranty Deed of Conservation Easement recorded in Deed Book 8943, pages 871-905 of the Durham County Registry, the terms of which area incorporated by reference herein. The Easement is identified on the plat of the property entitled "Durham County Conservation Easement - Property of John Monroe" prepared by Riley Surveying, P.A. which plat is recorded in Plat

KC: 447896v1

submitted electronically by "Kennon Craver, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

Book 203 and Page 89. The Grantee, by accepting delivery of this Deed agrees to comply with the terms and conditions set forth in the Warranty Deed of Conservation Easement.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5974, Page 887, Durham County Registry.

All or a portion of the property herein conveyed includes or does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 200, Page 265, Durham County Registry.

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:

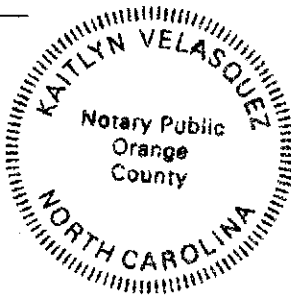
- 1. 2021 ad valorem taxes;
- 2. Zoning ordinances affecting the property; and
- 3. Utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the property

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

John A. Monroe (SEAL)
John A. Monroe

State of North Carolina - County of Durham
I, the undersigned Notary Public of the County of Orange and State aforesaid, certify that the following persons personally appeared before me this day, acknowledging to me that (s)he sign the foregoing document: John A. Monroe
Witness my hand and Notarial stamp or seal this 28th day of September, 2021.

My Commission Expires: 12-6-21
(Affix Seal)



Kaitlyn Velasquez
Kaitlyn Velasquez Notary Public
Notary's Printed or Typed Name