

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2016 JUN 29 03:38:44 PM
BK:7964 PG:981-982
DEED
FEE:\$26.00
EXCISE TAX:\$57.00
INSTRUMENT # 2016021433
SMMARSH



Excise Tax: \$ 57.00

North Carolina General Warranty Deed

Prepared by: Lisa M. Logan, Attorney at Law.

Return to: Grantee at Grantee address below.

Brief description for the Index: 705 Gerard Street Durham

Parcel ID: 215445

This Warranty Deed is made this 28th day of June, 2016 by and between the following parties:

GRANTOR	GRANTEE
Self-Help Ventures Fund, a North Carolina Non-Profit Corporation	B. Wallace Design & Construction, LLC
Address: 301 West Main Street Durham NC 27701	Address: 117 Paladin Court Durham NC 27713

The designation of Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH

That the Grantor, for and in consideration of good and valuable consideration in hand paid to him by Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the Grantee, his heirs and/or successors and assigns, in fee simple all that certain premises, lot or parcel of land situated or lying in the County of Durham, State of North Carolina, and described with more particularity as:

Being all of Lot 2 as per plat thereof recorded in Plat Book 192 Page 323, Durham County Registry, reference to which is hereby made for a more particular description of same.

Known as 705 Gerard Street, Durham North Carolina Parcel ID: 215445.

TO HAVE AND TO HOLD the above-described premises, lot or parcel of land, with all the appurtenances thereto belonging, to the Grantee in fee simple.

AND, the Grantor covenants with the Grantee, that the Grantor is seized of the premises, lot or parcel of land in fee simple and has the right to convey same in fee simple, that the title is fully marketable and free and clear from all encumbrances, with the exceptions noted below, if any; and that Grantor will fully warrant and fully defend the title to this real property as described above 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:

- Any and all recorded restrictions, easements, and covenants, and amendments thereto.
- 2016 real estate taxes not yet due and payable.
- Subject to matters set forth in the above referenced recorded plat.

This property was not the principal residence of the Grantor.

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

**SELF-HELP VENTURES FUND
A NORTH CAROLINA NON-PROFIT CORPORATION**

By: [Signature]
 Printed Name: Kim Cameron
 Title: Vice-President

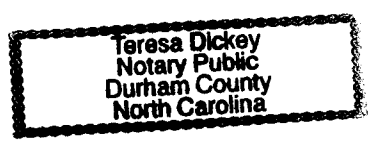
STATE OF North Carolina
 COUNTY OF Durham

I, Teresa Dickey, a Notary Public for the County of Durham and the State of North Carolina, do hereby certify that the following person personally appeared before me this day, acknowledging to me that s/he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Kim Cameron (name), Vice-President (title) of SELF-HELP VENTURES FUND, A NORTH CAROLINA NON-PROFIT CORPORATION, as the act and deed of the entity herein named and with due authority of said entity.

Witness my hand official notarial seal, this the 28 day of June, 2016.

My Commission Expires: 1/28/2019 Teresa Dickey (SEAL)
 Notary Public

Printed name of Notary: Teresa Dickey



Keep signatures and notary seal leaving 1/2 inch border on page