

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2016 Jul 29 09:12 AM NC Rev Stamp: \$ 900.00
Book: 7986 Page: 648 Fee: \$ 26.00
Instrument Number: 2016025478
DEED

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ 900.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 199552

Mail after recording to: GRANTEE @ 711 HOPKINS ROAD, BAHAMA, NC 27503

This instrument was prepared by: Arges Law Firm, P.C. (James M. Arges/er)

THIS DEED made this 28 day of July, 2016 by and between

GRANTOR

JON BYRON MORRIS and spouse, MAURINE HELEN MORRIS

GRANTEE

HOMEGROWN DEVELOPMENT LLC

711 HOPKINS ROAD, BAHAMA, NC 27503

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 EXHIBIT "A"

This is notification that solid waste has been disposed on this property. See Closure Notice recorded at Book 1689 at Page 114. Questions concerning this matter may be directed to the North Carolina Department of Environment, Health and Natural Resources, Division of Solid Waste Management, Solid Waste Section, P.O. Box 27687, Raleigh, North Carolina 27611-7687.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 7882 Page 69, DURHAM County Registry. A map showing the above described property is recorded in Plat Book 160, Page 389, DURHAM County Registry.

The above described property does does not include the primary residence of the 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 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.

Jon Byron Morris
JON BYRON MORRIS

Maurine Helen Morris
MAURINE HELEN MORRIS

STATE OF NC
COUNTY OF Durham

I, James M. Arges, a Notary Public for Durham County, State of NC, certify that JON BYRON MORRIS and spouse, MAURINE HELEN MORRIS personally appeared before me this day, acknowledging to me that he/she signed the foregoing document: NORTH CAROLINA GENERAL WARRANTY DEED. Witness my hand and official stamp or seal, this the 28 day of July, 2016.

My Commission Expires: 10/27/18

James M. Arges
Notary Public

Print Notary Name: James M. Arges

JAMES M ARGES
Notary Public
Durham County, NC
My Commission Expires 10/27/18

EXHIBIT "A"

BEING all of Lot 1 as shown on the plat entitled "Exemption Final Plat Markham Avenue Commercial Subdivision Property of Jon Byron Morris," drawn by Credle Engineering Company, Inc., dated May 5, 2016 and recorded in Plat Book 196, Page 79, Durham County Registry, to which plat reference is hereby expressly made for a more particular description of same.