

REGISTER OF DEEDS
 Sharon A. Davis
 Durham County, NC
 2019 Jun 24 10:58:41 AM
 BK:8685 PG:979-981
 DEED
 FEE: \$26.00
 INSTRUMENT # 2019021308
 EXCISE TAX: \$600.00
 APRILJ



Revenue: \$600.00	(For Recording Data)
<hr/>	
Parcel Identifier/Tax Account/PIN No.:	111396
TAX ID #	
Brief Description for the Index:	Metes and Bounds for Liberty Street
Prepared by:	Edward W. Scarboro, Jr., Attorney at Law
Return to:	Grantee
Property Address:	713 Liberty Street, Durham, NC 27701
The above property herein conveyed is or <input checked="" type="checkbox"/> is not the primary residence of the Grantor.	

NORTH CAROLINA GENERAL WARRANTY DEED

This Deed is made as of this the 20 day of JUNE 2019, by and between **AKM AZAD SURUZ and spouse, SUMA AKTER** with a mailing address of 15 N. BERRY MEADOW LANE, DURHAM, NC 27703 ("Grantor") and **CHRISTOPHER M. SPENCE AND SPOUSE, SUZANNE SPENCE** with a mailing address of 12253 BERA COURT, POWAY, CA. 92064 ("Grantee").

For valuable consideration paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor has and by these presents does hereby grant, bargain, sell and convey unto Grantee in fee simple absolute all of that certain lot, parcel of land or unit of ownership (the "Premises") located in **DURHAM** County, North Carolina and more particularly described as follows:

BEGINNING at a stake located in the northern right of way of Liberty Street; thence along and with said right of way North 85 degrees 32' 30" West 122.70 feet to a point; thence North 3 degrees 55' 0" East 107.63 feet to a point; thence South 86 degrees 5' East 120.20 feet to a stake; thence South 5 degrees 36' West 108.80 feet to a point in the northern right of way of Liberty Street, the point and place of **BEGINNING**, containing 13,140 square feet, more or less.

ALSO, BEING the same Premises conveyed to Grantor by deed recorded in **Book 6434 page 881, DURHAM** County Registry.

TO HAVE AND TO HOLD all of that interest in the Premises and all privileges and appurtenances thereto belonging to Grantee in fee simple absolute.

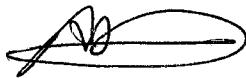
And Grantor covenants with Grantee that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, except for the lien of ad valorem taxes for the year 2019 not yet due or payable, easements, restrictions and rights of way of record, if any, affecting the Property herein described; and utility lines, easements and rights of way located over, under or upon the subject property.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD, IF ANY, DURHAM COUNTY REGISTRY.

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

The remainder of this page intentionally left blank.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals all as of the day and year first above written.



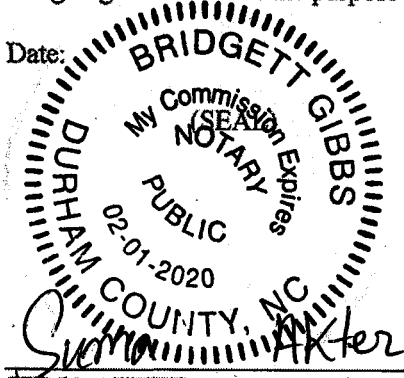
(SEAL)

AKM AZAD SURUZ

STATE OF NC
COUNTY OF Durham

I, a Notary Public of Durham County and State aforesaid, certify that the following person(s) personally appeared before me this day, each acknowledging that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **AKM AZAD SURUZ**

Date:



Bridgett Gibbs

Printed Name of Notary:

Notary Public Bridgett Gibbs

My commission expires: 02/01/2020

(SEAL)

SUMA AKTER

STATE OF North Caroline
COUNTY OF Durham

I, a Notary Public of Durham County and State aforesaid, certify that the following person(s) personally appeared before me this day, each acknowledging that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **SUMA AKTER**

Date: 6/20/19

(SEAL)

Diana Ha Young Na, Diana Ha Young Na

Printed Name of Notary: Diana Ha Young Na

Notary Public

My commission expires: 4/24/2022

