

Register of Deeds
Sharon A. Davis
Durham County, NC
06/02/2022 03:58:00PM
BT: OPR B: 9710 P: 525 Pages: 3
DEED - DEED
Fee: \$6,287.00 Excise Tax: \$6261.00
INSTRUMENT #2022023001
Tonya Redfearn

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 6261.00

Parcel Identifier No. Verified by _____ County on the ___ day of _____,
By: _____

This instrument was prepared by: Bugg & Wolf, P.A. – 411 Andrews Road, Suite 170, Durham, NC 27705
Without Title Exam nor Tax Advice
Mail/Box to: Grantee – c/o Keith Burn, Esq., Nexsen Pruet, LLP, 4141 Parklake Avenue, Suite 200, Raleigh, NC 27612
Brief description for the Index: One (1) Tract

THIS DEED made this 2nd day of June, 2022, by and between

GRANTOR	GRANTEE
Douglas Wayne Massengill, and wife, Pamela C. Massengill 715 Rigsbee Avenue Durham, NC 27701	Rigsbee Avenue Partners, LLC A North Carolina limited liability company 1805 7th Street NW Suite 800 Washington DC 20001

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 Durham County, North Carolina and more particularly described as follows:

See Attached "Exhibit A"

This property is not the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2804, Page 474, Durham County Registry. See also Deed Book 329, Page 271 and Deed Book 2290, Page 956, Durham County Registry.

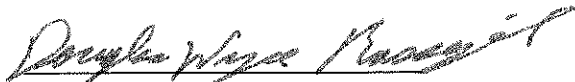
submitted electronically by "Nexsen Pruet, LLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.


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. 2022 ad valorem real property taxes and subsequent years.
2. Routine utility service easements and any other recorded or unrecorded easements, rights-of-way, or encroachments which existed prior to the Seller's acquisition of the Property.

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.

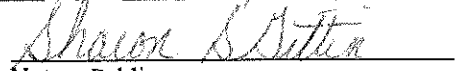
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

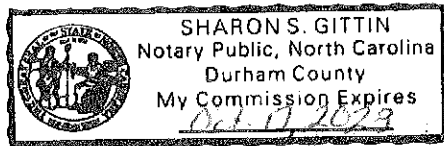

Douglas Wayne Massengill


Pamela C. Massengill

SEAL-STAMP State of North Carolina – County of Durham

I, the undersigned Notary Public of the County and State aforesaid, certify that Douglas Wayne Massengill, and wife, Pamela C. Massengill personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 2nd day of May, 2022.


Notary Public:
Printed Name: Sharon S. Gittin



My Commission Expires: Oct 17, 2023

EXHIBIT A

BEGINNING at a stake in the property line on the west side of Rigsbee Avenue, said stake being North 0 degrees 29 minutes East 160 feet from the property line on the north side of Corporation Street and running thence North 88 degrees 55 minutes West 187.6 feet to a stake in the east side of a 20-foot private alley; thence along and with the east side of said alley North 2 degrees 36 minutes East 100.3 feet to a stake; thence South 88 degrees 55 minutes East 183.9 feet to a stake in the property line on the west side of said Rigsbee Avenue; thence along and with the property line on the west side of Rigsbee Avenue South 0 degrees 29 minutes West 100 feet to a stake, the place and point of beginning. Reference is made to a plat of the property of Homeland Investment Co., Inc., made by J. Watts Copley, Registered Land Surveyor, June 1961.