

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2014 OCT 24 04:16:31 PM
BK: 7590 PG: 536-539
DEED
FEE: \$26.00
EXCISE TAX: \$150.00
INSTRUMENT # 2014032811
SCEARNEL



2014032811

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$150.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 114794

Mail after recording to: ~~Grantee~~ *Jeff Fielhauer, 409 S. Riverdale Ave, Durham, NC 27712*
This instrument was prepared by: Edmund D. Milam, Jr., Esq.

THIS DEED made this 24th day of October, 2014 by and between

GRANTOR

A. PATRICK ROBERTS and wife, SHAREE ROBERTS

Grantor's Address: 5955 Malpass Corner Road, Currie, NC 28435

GRANTEE

JEFFREY FIELHAUER and MATTHEW ESPER

Property Address: 715 S. Buchanan Blvd., Durham, NC 27701

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" attached hereto and incorporated herein by reference for the legal description.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 5543, Page 383, Durham County Registry.

A map showing the above described property is recorded in Plat Book 5, Page 26, as referenced within this instrument.

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:
Easements and restrictions of record
Ad Valorem taxes not yet due and payable

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.


A. Patrick Roberts

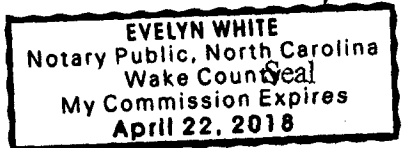
STATE OF NC
COUNTY OF Wake

I certify that A. Patrick Roberts, married personally appeared before me this day, acknowledging the due execution of the foregoing instrument for the purposes set forth herein.
Witness my hand and official stamp or seal, this the 24th day of October, 2014.

My Commission Expires: April 22, 2018


Notary Public

Print Notary Name: Evelyn White



See Additional Signature/Notary Page

Sharee Roberts
Sharee Roberts

STATE OF NC
COUNTY OF Wake

I certify that **Sharee Roberts, married** personally appeared before me this day, acknowledging the due execution of the foregoing instrument for the purposes set forth herein.

Witness my hand and official stamp or seal, this the 24th day of October, 2014.

My Commission Expires: April 22, 2018

Evelyn White
Notary Public

Print Notary Name: Evelyn White

**EVELYN WHITE,
Notary Public, North Carolina
Wake County
My Commission Expires
April 22, 2018**

Exhibit "A"

BEGINNING at a stake on the eastern side of South Buchanan Boulevard (formerly called Milton Avenue), said stake being also located at the northeastern corner of Lot 17 as shown on the plat hereinafter referred to, and running thence with the northern line of said Lot 17 and also Lot 18 South 87 degrees East 97.33 feet to a stake; thence North 02 degrees 45 minutes East 60.0 feet to a stake; thence North 87 degrees 30 minutes West 85.33 feet to a stake; thence North 02 degrees 45 minutes East 20.0 feet to a stake; thence North 87 degrees 30 minutes West 85.33 feet to a stake in the eastern side of South Buchanan Boulevard; thence with said Boulevard South 02 degrees 45 minutes West 80.0 feet to a stake, the point and place of BEGINNING and being a portion of Lots 15 and 16 of the Proctor Place as per plat and survey thereof now on file in Plat Book 5 at Page 26 in the Office of the Register of Deeds of Durham county, to which plat reference is hereby expressly made for a more particular description of same.