

FOR REGISTRATION  
Willie L. Covington  
REGISTER OF DEEDS  
Durham County, NC  
2014 AUG 08 03:18:34 PM  
BK:7546 PG:133-135  
DEED  
FEE:\$26.00  
EXCISE TAX: \$158.00  
INSTRUMENT # 2014024163  
SCEARNEL



2014024163

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: \$158.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 114795

Mail after recording to: Grantee, *1501 Sycamore St, Durham, N.C. 27707*

This instrument was prepared by: Edmund D. Milam, Jr., Esq.

THIS DEED made this *4<sup>th</sup>* day of August, 2014 by and between

**GRANTOR**

**WARDELL McDUFFIE and wife, RUBY E. McDUFFIE**

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

**GRANTEE**

**JASON AARON DAVID SMITH**

Property Address: 719 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:

**BEING all of Lot 17 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.**

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 5543, Page 445, 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.

Wardell McDuffie  
Wardell McDuffie

STATE OF NC  
COUNTY OF Pender

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

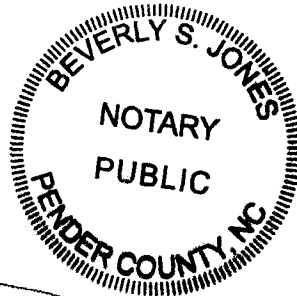
Witness my hand and official stamp or seal, this the 4 day of August, 2014.

My Commission Expires: April 18, 2016

Beverly S Jones  
Notary Public

Print Notary Name: Beverly S Jones

Seal



*See Additional Signature/Notary Page*

X Ruby E. McDuffie  
Ruby E. McDuffie

STATE OF NC  
COUNTY OF Pender

I certify that Ruby E. McDuffie, 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 4 day of August, 2014.

My Commission Expires: April 18, 2016

Beverly S Jones  
Notary Public

Print Notary Name: Beverly S Jones

