

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2016 Jul 29 03:25 PM NC Rev Stamp: \$ 0.00
Book: 7987 Page: 804 Fee: \$ 26.00
Instrument Number: 2016025644
DEED

Submitted electronically by Patricia S Horne Law in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 1600.00 paid to Wake County
Parcel Identifier No: 0220676 (Wake) and 195073 (Durham) Verified by _____ County on the ____ day of _____, 20

By: _____

Mail/Box to: Grantee _____

This instrument was prepared by: Patricia S. Horne, Attorney at Law, 4934 Windy Hill Drive, Raleigh, NC 27609

Brief description for the Index. Being all of Lot 2, containing 12.509 acres, as shown on plat entitled "Recombination and Division Survey for William R. McLamb", prepared by Smith and Smith Surveyors, dated March 8, 1996, and recorded in Book of Maps 1996, page 479, Wake County Registry and Plat Book 135, page 106, Durham County Registry.

THIS DEED made this 29th day of July, 2016 by and between

GRANTOR	GRANTEE
James I. Grantham and wife, Rosa W. Grantham 6804 Oak Ridge Drive, Raleigh, NC 27612	Jeffrey Bowden Mims 12932 Victory Church Road, Raleigh, NC 27613

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 in the City of _____, Township, Wake and Durham County, North Carolina and more particularly described as follows:

Being all of Lot 2, containing 12.509 acres, as shown on plat entitled "Recombination and Division Survey for William R. McLamb", prepared by Smith and Smith Surveyors, dated March 8, 1996, and recorded in Book of Maps 1996, page 479, Wake County Registry and Plat Book 135, page 106, Durham County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 10519, page 2741, Wake County and Book 4164, page 634, Durham County.

All or a portion of the property herein conveyed _____ includes or ___x___ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 1996, page 479, Wake County and Plat Book 135, page 106, Durham County Registry.

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, other than the following exceptions: Easements and restrictions of record.

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

By: _____ (Entity Name) James I. Grantham (SEAL)
James I. Grantham

By: _____ Rosa W. Grantham (SEAL)
Rosa W. Grantham

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

State of North Carolina – Wake County

I, the undersigned Notary Public of the County and State aforesaid, certify that James I. Grantham and Rosa W. Grantham either personally known to me or who produced driver's licenses as identification, 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 25th day of July, 2016.

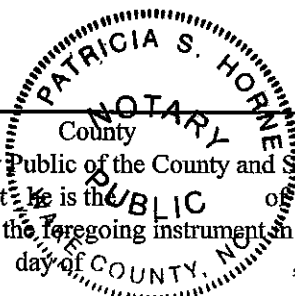
Patricia S. Horne

Patricia S. Horne, Notary Public
Notary's Printed or Typed Name

My Commission Expires: 9/9/18
(Affix Seal)

State of North Carolina –

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ is the _____ of _____, and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, the _____ day of _____, 2016.



My Commission Expires:
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name