

Register of Deeds

Sharon A. Davis  
Durham County, NC

06/23/2023 02:52:14 PM

BT: OPR B: 9939 P: 535 Pages: 3

DEED - DEED

Fee: \$1542.00 Excise Tax: \$1516.00

INSTRUMENT #2023065754

smarsh



**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 1,516.00

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee, 1717 EBB DRIVE, WILMINGTON, NC 28409

This instrument was prepared by: Charles A. Reinhardt, Jr., Reinhardt Law Offices, PLLC, P.O. Box 3358, Durham, NC 27702

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 9th day of June, 2023, by and between

GRANTOR

GRANTEE

LEE R. BARNES, JR. (Unmarried)

THE GEORGE FAMILY INVESTMENTS LLC

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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

SEE ATTACHED ANNEX FOR THE LEGAL DESCRIPTION

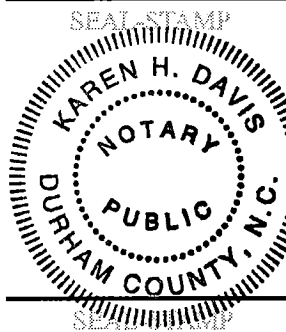
The property hereinabove described was acquired by Grantor by instrument recorded in Book 9846 page 227.

A map showing the above described property is recorded in Plat Book 18 page 431.

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:

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

\_\_\_\_\_  
(Entity Name) Lee R. Barnes, Jr. (SEAL)  
*Lee R. Barnes, Jr.*  
By: \_\_\_\_\_ (SEAL)  
Title: \_\_\_\_\_  
By: \_\_\_\_\_ (SEAL)  
Title: \_\_\_\_\_  
By: \_\_\_\_\_ (SEAL)  
Title: \_\_\_\_\_  
USE BLACK INK ONLY



State of North Carolina - County of Durham  
I, the undersigned Notary Public of the County and State aforesaid, certify that Lee R. Barnes, Jr. 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 23<sup>rd</sup> day of June, 2023  
My Commission Expires: 7-2-2027  
*Karen H. Davis*  
Notary Public  
*Karen H. Davis*

State of North Carolina - County of \_\_\_\_\_  
I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that he is the \_\_\_\_\_ of \_\_\_\_\_, a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of each 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 this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.  
My Commission Expires: \_\_\_\_\_  
Notary Public

SEAL-STAMP

State of North Carolina - County of \_\_\_\_\_  
I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_  
Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.  
My Commission Expires: \_\_\_\_\_  
Notary Public

The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.  
\_\_\_\_\_  
Register of Deeds for \_\_\_\_\_ County  
By: \_\_\_\_\_ Deputy/Assistant - Register of Deeds

## LEGAL DESCRIPTION ANNEX

**772-774 Ninth Street**  
**Durham Tax Parcel ID 101813**  
**(former Tax Parcel 012-08-008)**  
**Durham GIS PIN No. 0822-32-16-8412**

BEGINNING at a stake on the eastern side of Ninth Street, the southwestern corner of Parcel 101812 (Plat Book 20 at page 36, Durham County Registry); thence with the southern line of said Parcel 101812 (also a party wall between buildings on Parcels 101812 and 101813 for a portion of the distance), South  $83^{\circ}40'00''$  East 140.00 feet to a stake, the southeastern corner of said Parcel 101812 in the western line of a 20-foot-wide alley; thence with the western line of said 20-foot-wide-alley, South  $06^{\circ}20'00''$  West 100.00 feet to a stake on the northern side of West Markham Avenue (formerly known as "A" Street); thence with the northern side of West Markham Avenue, North  $83^{\circ}40'00''$  West 50.00 feet to a stake, the southeastern corner of Parcel 101814; thence with the eastern line of said Parcel 101814, North  $06^{\circ}21'39''$  East 49.73 feet to a stake, the northeastern corner of said Parcel 101814; thence with the northern line of said Parcel 101814 (also a party wall between buildings on Parcels 101814 and 101813 for a portion of the distance), North  $83^{\circ}29'39''$  West 90.02 feet to a stake on the eastern side of Ninth Street, the northwestern corner of said Parcel 101814; thence along and with the eastern side of Ninth Street, North  $06^{\circ}20'00''$  East 50.00 feet to a stake, the point and place of BEGINNING, containing 9,512 square feet (0.2184 acres), more or less, and being all of that property shown on an unrecorded survey entitled "Survey for Gary George," dated June 22, 2023, and drawn by Gardiner H. Smith, Professional Land Surveyor of Smith Surveying Solutions, PLLC. This property is also described as being all of Lot 21, and the rear (easternmost) 50 feet of Lot 23, in Block 6, of the WEST DURHAM LAND COMPANY, as per plat and survey thereof now on file in Deed Book 18 at page 431, Durham County Registry, also shown as Lot 21, and the rear (easternmost) 50 feet of Lot 23, in Block 6, of the plat of the Suburban Land and Power Company, which is recorded in Plat Book 5A at page 41, Durham County Registry. Reference is hereby expressly made to the unrecorded survey and to both recorded plats afor e particular description of same.

This is the same identical property which was conveyed as two parcels to Lee R. Barnes and wife Alyse B. Barnes by deed recorded on December 17, 1968, in Deed Book 350 at page 66, Durham County Registry, and subsequently conveyed to Lee R. Barnes, Jr. as Tract 2 in deed recorded on January 9, 2023, in Book 9846 at page 227, Durham County Registry, said Tract 2 in Book 9846 at page 227 being described as the same two parcels set forth in Deed Book 350 at page 66, Durham County Registry.