

08/01/2023 12:37:58PM

BT: OPR B: 9961 P: 284 Pages: 3

DEED - DEED

Fee: \$2,716.00 Excise Tax: \$2690.00

INSTRUMENT #2023069667

Sharon Marsh

## NORTH CAROLINA GENERAL WARRANTY DEED

*Delinquent taxes, if any, to be paid by the closing attorney to the Durham County Tax Collector upon disbursement of closing proceeds.*

Excise Tax: \$ 2,690.00

Parcel Identifier No. 101812 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: \_\_\_\_\_ Grantee 1315 Tallyho Street, Chapel Hill, NC 27516

This instrument was prepared by: \_\_\_\_\_ Joseph W. Marion, a licensed North Carolina Attorney

Brief description for the Index: \_\_\_\_\_ **Lots 17 and 19** Plat Book 20, Page 36

THIS DEED made this 1<sup>st</sup> day of August, 2023, by and between

GRANTOR	GRANTEE
Lee R. Barnes, Jr. (Unmarried)	Emmett Properties, LLC a North Carolina limited liability company
Address: Post Office Box 1303 Waynesville, NC 28786	Property: 776 Ninth Street Durham, NC 27705

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 Exhibit A for legal description of  
776 Ninth Street, Durham, NC and a tax parcel #101812.

All or a portion of the property herein conveyed \_\_\_\_\_ does include or X does not include the primary residence of the Grantor. (N.C.G.S § 105-317.2).

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 20, Page 36.

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:

**Subject to all easements, restrictions and rights-of-way of record.**

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.

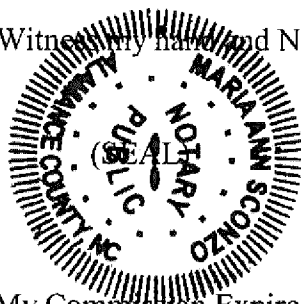
By: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
(Seal)

State of North Carolina - County of Durham

I, the undersigned Notary Public of Alamance County and State of North Carolina, do hereby certify that **Lee R. Barnes, Jr.** personally appeared before me this day and acknowledged to me that he voluntarily executed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 1<sup>st</sup> day of August, 2023.



Sign: Maria Ann Sconzo  
Print: Maria Ann Sconzo - Notary Public

My Commission Expires: 6/2/2028

## EXHIBIT A

BEING all of Lot Nos. 17 and 19, of the property of J.M. Samonds and wife, Verna D. Samonds, as per plat and survey thereof made by Hunter Jones, C.E., dated December 30, 1947 and recorded in Plat Book 20 at Page 36, Durham County Registry, to which reference is made.

This is the same identical property which was conveyed to Lee R. Barnes and wife, Alyse B. Barnes by deeds recorded in Book 1119 at Page 58 and Book 1165, Page 625, and subsequently conveyed to Lee R. Barnes, Jr. in deed recorded in Book 9846 at Page 227 (Tract 1).

Subject to all easements, restrictions and rights-of-way of record.

The property has a street address of 776 Ninth Street, Durham, NC and a tax parcel #101812.