

FOR REGISTRATION  
Sharon A. Davis  
REGISTER OF DEEDS  
Durham County, NC  
2017 Aug 22 04:33 PM  
BK:8254 PG:81-83  
DEED  
FEE: \$26.00

INSTRUMENT # 2017029555  
EXCISE TAX: \$600.00  
SMMARSH



**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: 600.00

Parcel Identifier Nos. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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

Mail/Box to: Grantee

This instrument was prepared by: Ronald G. Coulter, Attorney at Law

Brief Description for the Index: 803 N. Alston Ave and 807 Liberty Street

THIS DEED made this 22<sup>nd</sup> day of August, 2017, by and between

<b>GRANTOR</b> <b>ALI A. ISSA and Wife, OHOUD ALI ISSA</b> <b>102 Abbott Lane, Cary, NC 27513</b>	<b>GRANTEE</b> <b>A &amp; D 2017, LLC,</b> <b>A North Carolina Limited Liability Company</b> <b>6731 Highway Fifteen</b> <b>Clarksville, VA 23927-2710</b>
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Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

This 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 of that certain lot or parcel of land situated in the City of Durham, City Township, Durham County, North Carolina and more particularly described as follows:

**See the attached Exhibit A, which is incorporated herein by reference.**

No portion of the property herein conveyed includes the primary residence of the Grantor.

The property herein described was acquired by Grantors by instrument recorded in Book 5498 at Page 96 .  
A map showing the above described property is recorded in Plat Book 16, Page 173 .

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: