

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2021 Nov 23 02:30 PM
Book: 9539 Page: 8
NC Rev Stamp: \$ 1220.00 Fee: \$ 26.00
Instrument Number: 2021060036
DEED

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$1,220.00

Parcel Identifier No: 110150

Mail after recording to: GRANTEE

This instrument prepared by Dale L. Thomas Jr., a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

THIS DEED made this 19th day of NOVEMBER, 2021 by and between

GRANTORS

Brian R. Stoner and spouse, Sharon Lee Snow

Mailing Address: 109 W. Main Street, #301, Durham, NC 27701

GRANTEE

West 4th, LLC, a North Carolina limited liability company

Property Address: 830 N. Mangum Street, Durham, NC 27701

Mailing Address: 3622 Shannon Road, Suite 104, Durham, NC 27707

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:

SEE ATTACHED EXHIBIT "A"

Submitted electronically by Gray Newell Thomas, LLP in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 7507, Page 621-624, Durham County Registry.

A map showing the above described property is recorded in Plat Book, Page , Durham County Registry and referenced within this instrument.

All or a portion of the property herein conveyed does () / does not () include the primary residence of a 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 Grantors covenant with the Grantee, that Grantors are 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 Grantors will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinbefore described is subject to the following exceptions:

1. Ad Valorem taxes for the current year.
2. Utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the property.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be affixed by authority of its Board of Directors, the day and year first above written.

 (SEAL)

Brian R. Stoner

 (SEAL)

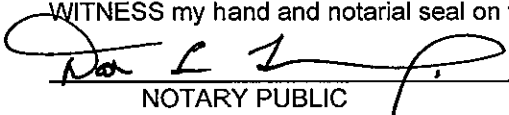
Sharon Lee Snow

STATE OF NC

COUNTY OF WAKE

I, DALE L. THOMAS JR. a Notary Public of CHATNAM County, do hereby certify that Brian R. Stoner and Sharon Lee Snow this day personally appeared before me and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and notarial seal on this 19th day of NOV., 2021.


NOTARY PUBLIC

My commission expires: 7.24.22

SEAL

DALE L THOMAS JR
Notary Public
North Carolina
Chatham County

Exhibit "A"

BEGINNING AT A STAKE IN THE INSIDE OF THE SIDEWALK ON THE EAST SIDE OF NORTH MANGUM STREET, SAID STAKE BEING SOUTH 18 DEGREES WEST 240.5 FEET FROM THE INSIDE OF THE SIDEWALK ON THE SOUTH SIDE OF GEER STREET, SAID STAKE, ALSO, BEING THE NORTHWEST CORNER OF THE HOLT PROPERTY; THENCE WITH THE NORTHERN PROPERTY LINE OF HOLT SOUTH 72 DEGREES 07' EAST 263.5 FEET TO A STAKE; THENCE NORTH 18 DEGREES EAST 82.5 FEET TO A STAKE; THENCE NORTH 72 DEGREES 07' WEST 263.5 FEET TO A STAKE IN THE INSIDE OF THE SIDEWALK ON THE EAST SIDE OF NORTH MANGUM STREET; THENCE WITH THE INSIDE OF SAID SIDEWALK SOUTH 18 DEGREES WEST 82.5 FEET TO A STAKE, THE POINT OR PLACE OF BEGINNING, AND BEING THAT PROPERTY SHOWN ON PLAT OF PROPERTY OF WAYLAND L. HEDGEPEETH AS PER PLAT AND SURVEY BY CHARLES P. HINNANT, R.S.S., OCTOBER 1984, SAID PROPERTY IS KNOWN AS 830 MANGUM STREET, DURHAM, N.C.