

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2017 Sep 20 04:24 PM
BK:8273 PG:461-463

DEED

FEE: \$26.00

INSTRUMENT # 2017033268

EXCISE TAX: \$120.00

TREDFEARN



2017033268

NORTH CAROLINA GENERAL WARRANTY DEED

Prepared by Gary Berman, attorney
Return to Grantee
Excise tax \$120.00

Grantee's mailing address: 240 Leigh Farm Road, Suite 100, Durham, NC 27707
Grantor Delores Benton Evans' mailing address: 17 Cotswold Place, Durham, NC 27707
Grantor Deloise Adams Evans' mailing address: 2720 Hopkins Road, Bahama, NC
27503

The property described herein does not include either Grantor's current primary residence.

THIS DEED, dated September 14, 2017, is from Deloise Adams Evans (unmarried), individually and as executrix of the estate of Earl Marshall Evans, Sr., and Delores Benton Evans (unmarried), jointly herein called the Grantors, to RLS Holdings, LLC, a North Carolina limited liability company, herein called the Grantee.

Deloise Adams Evans is also known as Delois Adams Evans.

The designations "Grantors" and "Grantee" as used herein shall include said parties and their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.

The Grantors, for valuable consideration, hereby grant, bargain, sell, and convey to the Grantee, in fee simple, all of the following-described real estate lying in Durham County, North Carolina, and more particularly described as follows:

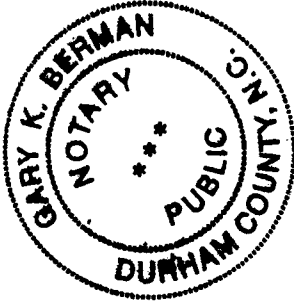
BEGINNING at the intersection of the western right-of-way line of Alston Avenue and the southern right-of-way line of Holloway Street; running thence south 16 degrees 41 minutes east approximately 12.84 feet to a point on the western right-of-way line of Alston Avenue; running thence along and with the western right-of-way line of Alston Avenue, south 2 degrees 29 minutes west approximately 148.65 feet to a point; running thence south 86 degrees 30 minutes west approximately 113.67 feet to a point; running thence north 5 degrees 0 minutes east approximately 160.4 feet to a point in the southern right-of-way line of Holloway Street; running thence along and with the southern right-of-way line of Holloway Street, north 86 degrees 30 minutes east approximately 108.64 feet, to the place of **BEGINNING**, but excluding the property conveyed to the City of Durham by deed recorded in Deed Book 221, page 384, Durham County Registry, and excluding the property taken in an action referred to in the memorandum of action that is recorded in Real Estate Book 7603, page 665, Durham County Registry.

(Earl Marshall Evans, Sr., and wife, Delores B. Evans, acquired the above-described property as tenants by the entirety, by deed recorded in Deed Book 935, page 957, Durham County Registry. Earl Marshall Evans, Sr., and Delores B. Evans subsequently divorced, making them equal tenants in common. Earl Marshall Evans, Sr., remarried; his new wife was Deloise Adams Evans. Earl Marshall Evans, Sr., died testate. In his will, he designated his son Ryan Benton Evans to receive Earl Marshall Evans, Sr.'s interest in the above-described property. However, Ryan Benton Evans predeceased Earl Marshall Evans, Sr., and left no issue. Therefore, pursuant to G.S. 31-42(b), Earl Marshall Evans, Sr.'s interest in said property went to Deloise Adams Evans, the residuary devisee named in Earl Marshall Evans, Sr.'s will.)

TO HAVE AND TO HOLD the aforesaid real estate and all privileges, improvements, and appurtenances thereto in fee simple.

AND the Grantors hereby covenant with the Grantee that the Grantors are legally seized of said real estate in fee simple; that the Grantors have good and lawful authority to sell and convey said real estate; that the Grantors hereby fully warrant the title to said real estate, and will defend the same against the lawful claims of all; and that said real estate is free of all encumbrances, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to all recorded exceptions.

IN WITNESS WHEREOF, the Grantors have signed and sealed this deed.



Delores Benton Evans (SEAL)
Delores Benton Evans

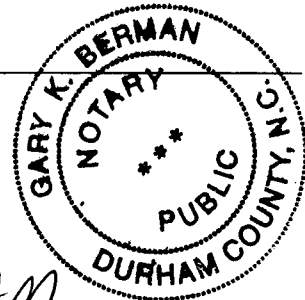
Deloise Adams Evans (SEAL)
Deloise Adams Evans, individually and as executrix of
the estate of Earl Marshall Evans, Sr.

STATE OF NORTH CAROLINA, COUNTY OF DURHAM

I, Gary K. Berman, a notary public for the aforesaid state and county, hereby certify that Delores Benton Evans personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this the 20 day of September 2017.

Gary K. Berman
Notary Public

My commission expires: January 8, 2018



STATE OF NORTH CAROLINA, COUNTY OF DURHAM

I, Gary K. Berman, a notary public for the aforesaid state and county, hereby certify that Deloise Adams Evans, individually and as executrix of the estate of Earl Marshall Evans, Sr., personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this the 20 day of September 2017.

Gary K. Berman
Notary Public

My commission expires: January 8, 2018

