



**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: \$820.00

Recording Time, Book and Page:

Tax Map No.

Parcel Identifier No: 101768

Mail after recording to: Grantee, 822 Broad St., Durham, NC 27705

This instrument was prepared by: Anne Page Watson

THIS DEED made this 14th day of February, 2020 by and between

**GRANTOR**

Joyce Preston Hopkins, unmarried

Mailing Address: 709 Quiet Woods Place, Durham, NC 27712

**GRANTEE**

Lawton-Werness, LLC, a North Carolina limited liability company

Property Address: 822 Broad Street, Durham, NC 27705

Mailing Address: 822 Broad St. 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 and more particularly described as follows:

**BEING ALL OF LOTS 1 AND 2 IN BLOCK 8 OF THE WEST DURHAM LAND COMPANY AS PER PLAT AND SURVEY THEREOF NOW ON FILE IN THE OFFICE OF THE REGISTER OF DEEDS OF DURHAM COUNTY IN DEED BOOK 18 AT PAGE 431, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME.**

**THIS PROPERTY IS COMMONLY KNOWN AS 822 BROAD ST.  
PARCEL ID 101768**

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 5714, Page 327, Durham County Registry.

A map showing the above described property is recorded in Plat Book 18, Page 431, and referenced within this instrument.