

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded

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Book: 9475 Page: 617

NC Rev Stamp: \$ 829.00 Fee: \$ 26.00

Instrument Number: 2021049135
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$829.00**

PIN No.: Out of Parcel 204431 Verified by _____ County on the ____ day of _____, 2021

By: _____

Mail to: Grantee _____

This instrument was prepared by: Richard F. Prentis, Jr., Attorney at Law

Brief description for the Index: Lots 1, 2, 4 & 5, 8404 Ball Road Recomb.. PB 205-190

THIS DEED made this 14TH day of September, 2021, by and between

GRANTOR

GRANTEE

**Teresa N. Browning and husband,
Scott Browning**

**Kristina Brennan Goswick and husband,
Aaron Gerard Goswick**

**Mailing Address: 9000 Saint Stephens Place
Wilmington, NC 28412**

**Mailing Address: 1212 E. Pointe Dr.
Durham, NC 27712**

**Property Address: 8320, 8328, 8404, and 8414 Ball Rd.
Bahama, NC 27503**

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 _____, Mangum Township, Durham County, North Carolina and more particularly described as follows:

CONTAINING 27.62 acres more or less, and being all of Lot 1, Lot 2, Lot 4 and Lot 5 of Recombination Plat of 8404 Ball Rd., Bahama, North Carolina according to Plat Book 205, Page 190, Durham County Registry, to which plat reference is hereby made for a more particular description of same.

Submitted electronically by "Stubbs Cole Breedlove Prentis & Biggs, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

THE ABOVE DESCRIBED PROPERTY DOES NOT INCLUDE THE PRIMARY RESIDENCE OF THE GRANTORS.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ Page _____.

A map showing the above-described property is recorded in Plat Book 205, Page 190.

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:

IN WITNESS WHEREOF, the Grantors have duly executed the foregoing as of the day and year first above written.

Teresa N. Browning (SEAL)
Teresa N. Browning

Scott Browning (SEAL)
Scott Browning

State of North Carolina
County of ~~Durham~~ New Hanover

I, Mitchell C. Barnes, a Notary Public of the County and state aforesaid, certify that Teresa N. Browning and husband, Scott Browning personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 20 day of September, 2021.

Mitchell C. Barnes
Notary Public
My Commission Expires: 12-10-2024

