

For Registration Sharon A. Davis  
 Register of Deeds  
 Durham County, NC  
 Electronically Recorded  
 2018 May 03 11:49 AM NC Rev Stamp: \$ 510.00  
 Book: 8416 Page: 99 Fee: \$ 26.00  
 Instrument Number: 2018014708  
 DEED

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$510.00

Parcel Identifier 101685 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: William A. Anderson, III, Attorney, Kennon Craver, PLLC

Brief description for the Index: 908 Broad St, Durham

THIS DEED made this 3 day of May, 2018, by and between

GRANTOR	GRANTEE
Morris H. Griffin and wife, Kathryn P. Griffin	Gabriel H. Stern
274 Crystal Ridge Lane, West Jefferson, NC 28694	1101 Alabama Avenue 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, parcel of land, or condominium unit situated in the City of Durham, \_\_\_\_\_ Township, Durham County, North Carolina, and more particularly described as follows (the "Property"):

See attached Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 393, page 201.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 5A, page 58.

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.

KC: 376048

submitted electronically by "Kennon Craver, PLLC"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Durham County Register of Deeds.

AND THE GRANTOR covenants with the Grantee, that Grantor has nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor except for the following exceptions:

Ad valorem taxes for 2018 and subsequent years, zoning ordinances affecting the property, matters as shown on plat recorded in Book 5A, Page 58, Durham County Registry, and matters as shown on survey entitled "Property of Morris H. & Kathryn P. Griffin" preformed by Riley Surveying, P.A., dated March 27, 2018.

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

Morris H. Griffin (SEAL)  
Morris H. Griffin

Kathryn P. Griffin (SEAL)  
Kathryn P. Griffin

Durham County, North Carolina

I certify that the following person personally appeared before me this day acknowledging to me that he signed the foregoing document: Morris H. Griffin and Kathryn P. Griffin.

Date: May 3, 2018

(Affix Official Seal below)

Jenna E. Spain  
Official Signature of Notary Public

Print Name: Jenna E. Spain

My commission expires: 09/27/2020

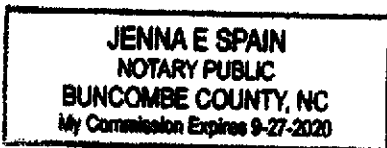


EXHIBIT A

BEGINNING at a stake in the eastern property line of Broad Street 213.6 feet in a northerly direction from the northeast intersection of Green Street and Broad Street, and running thence in an easterly direction 135 feet to a stake in the western edge of a 15 foot alley; thence with the western edge of said alley in a northerly direction 61.4 feet to a stake, the southeast corner of Lot 13 in Block 20 of the plat hereinafter referred to; thence in a westerly direction 135 feet to a stake in the eastern property line of Broad Street; thence with the eastern edge of Broad Street in a southerly direction 61.4 feet to a stake, the point or place of BEGINNING, and being all of Lots 14 and 15 and the northern 11.4 feet of Lot 16 in Block 20 of the COBB-GLASS PROPERTY, now in file in Plat Book 5A, Page 58, Durham County Registry; SAVING AND EXCEPTING the driveway on the southern 5 feet.

Street address: 908 Broad Street, Durham, NC (PID: 101685)