

For Registration Willie L. Covington
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2015 May 05 03:57 PM NC Rev Stamp: \$ 234.00
 Book: 7695 Page: 189 Fee: \$ 26.00
 Instrument Number: 2015013327
 DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax 234.00 Tax Lot No. _____ Parcel Identifier No. 113916 Verified by _____ County
 on the _____ day of _____, 2015, by _____

Mail after recording to: **Grantee: 912 EXUM STREET, DURHAM, NC 27701**

This instrument was prepared by **Greg C. McGibney**

Without Benefit of Title Examination

Brief Description for the index

PROP-SNOW H N SR MRS/LT#2 1

THIS DEED made this 5 day of May 2015, by and between

| GRANTOR | GRANTEE |
|--|--|
| <p>CALEB J. FORBES, and STEPHANIE FORBES, a married couple</p> <p>1410 MILAN STREET DURHAM, NC 27704</p> | <p>JOHN J. FROEHLICH, single</p> <p>911 EXUM STREET DURHAM, NC 27701</p> |

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

SEE ATTACHED EXHIBIT A

All or a portion of the property herein conveyed _____ includes or _____ does not include the primary residence of a Grantor. (NC GS § 105-317.2)

The property hereinabove described was acquired by Grantor by instrument recorded in, **Book 3025, Pages 615-617.**

A map showing the above described property is recorded in **Plat Book _____, Page _____.**

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

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 except for the exceptions hereinafter stated.

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

Subject to 2015 taxes, easements, conditions and restrictions of record, if any.


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

 (SEAL)
CALEB J. FORBES

 (SEAL)
STEPHANIE FORBES

STATE OF North Carolina, Durham COUNTY

I certify that **CALEB J. FORBES and STEPHANIE FORBES**, who are known to me or proved to me on the basis of satisfactory evidence to be the persons described, personally appeared before me this day, each acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated. Witness my hand and official seal this 5 day of May, 2015.


Official Signature of Notary

(Official Seal)

_____, Notary Public

Notary's printed or typed name

Greg C. McGibney
Notary Public
Durham County, NC
My Commission Expires: Aug. 17, 2017

My commission expires: _____

The foregoing Certificate(s) of _____

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

REGISTER OF DEEDS FOR _____ COUNTY

By _____ Deputy/Assistant-Register of Deeds.

EXHIBIT A

BEGINNING AT AN IRON STAKE IN THE SOUTHERN LINE OF EXUM STREET IN THE CITY OF DURHAM AT THE NORTHWEST CORNER OF LOT 22, AND RUNNING THENCE SOUTH 00 DEGREES, 11 MINUTES, 36 SECONDS WEST 106.88 FEET TO AN IRON STAKE, THE SOUTHWEST CORNER OF LOT 22; THENCE RUNNING NORTH 88 DEGREES, 12 MINUTES, 16 SECONDS WEST 59.10 FEET TO AN IRON STAKE IN THE SOUTHEAST CORNER OF LOT 20; THENCE RUNNING NORTH 00 DEGREES, 22 MINUTES , 56 SECONDS EAST 104.27 FEET TO AN IRON STAKE IN THE SOUTHERN LINE OF EXUM STREET, THENCE RUNNING ALONG EXUM STREET NORTH 89 DEGREES, 27 MINUTES, 00 SECONDS EAST 58.74 FEET TO THE BEGINNING.

ON THIS PROPERTY IS SITUATED A HOUSE KNOWN AS 911 EXUM STREET, DURHAM, NORTH CAROLINA.