

For Registration Willie L. Covington
Register of Deeds
Durham County, NC
Electronically Recorded
2013 Feb 08 03:28 PM
Book: 7186 Beginning Page: 771 Ending Page: 773
Instrument Number: 2013004959
Fee: \$ 26.00 NS-Fee: \$ 0.00
NC REV STAMP: 160.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax 160.00
Tax Lot No. _____ Parcel Identifier No. _____ Verified by _____ County on the ___ day of
, 2013, by _____

Mail after recording to: Grantee 1010 BUREN AVENUE, DURHAM, NC 27701
This instrument was prepared by Greg C. McGibney
Without Benefit of Title Examination
Brief Description for the index Lot 49, HN Snow PB 5A/82

THIS DEED made this 8th day of February 2013, by and between

GRANTOR	GRANTEE
GARY PENNY, and CYNTHIA W. PENNY, a married couple 2917 TAVISTOCK DRIVE DURHAM, NC 27712	JOHN J. FROEHLICH, single 912 EXUM STREET DURHAM, NC 27701

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 _____, _____ 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 5055, Page 981.**

A map showing the above described property is recorded in **Plat Book 5, Pages 82.**

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 2013 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.

Gary Penny (SEAL)
GARY PENNY
Cynthia W. Penny (SEAL)
CYNTHIA W. PENNY

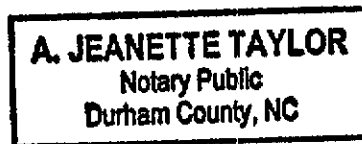
STATE OF North Carolina, Durham COUNTY

I certify that GARY PENNY and CYNTHIA W. PENNY, 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 8th day of February 2013.

Jeanette Taylor
Official Signature of Notary

(Official Seal)

A. Jeanette Taylor, Notary Public
Notary's printed or typed name



My commission expires: 4-3-15

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

BEING ALL OF LOT 49 OF THE PROPERTY OF MRS. H.N. SNOW SR., AS PER PLAT AND SURVEY THEREOF, NOW OF RECORD IN PLAT BOOK 5A, PAGE 82, DURHAM COUNTY REGISTRY, TO WHICH PLAT REFERENCE IS HEREBY MADE.