

REGISTER OF DEEDS
Sharon A. Davis
Durham County, NC
2019 Jun 13 09:55:50 AM
BK:8678 PG:682-684
DEED
FEE: \$26.00
INSTRUMENT # 2019019887
EXCISE TAX: \$310.00
JTABRON



North Carolina General Warranty Deed

Prepared by: Law Office of Kirkland R. Odom, Jr.
Hold for/Return to: Ric Jo Swaningson and Dawn Marie Swaningson
2913 Escondido Farm Road, Garner, NC 27529

Excise Tax: \$310.00
Parcel ID # 0827-01-08-5116

Brief description for the Index:

Lot 2, Plat Book 93, page 161

THIS DEED made this 5th day of June, 2019, by and between

Grantor	Grantee
Michael P. Birch (unmarried) 5414 E. Ocean Drive Emerald Isle, NC 28594	Ric Jo Swaningson and wife, Dawn Marie Swaningson 2913 Escondido Farm Road Garner, NC 27529

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

BEING all of Lot 2, containing 12.35 acres, more or less, as shown on a map entitled "Property of Douglas Birch", recorded in Plat Book 93, page 161, Durham County Registry, to which map reference is hereby made for a more complete and accurate description.

Included herewith is any right, title, and interest, if any, to the sixty-foot easement located along the western side of the subject property.

This property has the street address of 9167 Johnson Mill Road and is currently designated as Durham County GIS PIN No. 0827-01-08-5116 and Parcel Reference No. 190010.

The property hereinabove described was acquired by Grantor by instrument recorded in

Book 8446, page 241; Also, see Estate File 11 E 83

A map showing the above-described property is recorded in

Plat Book 93, page 161

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:

Easements, restrictions, and rights-of-way of record.

2019 ad valorem taxes.

The property does _____ does not include the primary residence of the grantor. NCGS 105-317.2

Signatures appear on the following page.

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

Michael P. Birch (SEAL)
Michael P. Birch

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

I, a Notary Public of DURHAM County and the State aforesaid, certify that Michael P. Birch, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 7th day of June, 2019.

Lynne DePaolo
Notary Public -

My Commission Expires: 7-11-22

