

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2018 Aug 30 10:35 AM NC Rev Stamp: \$ 608.00
Book: 8498 Page: 769 Fee: \$ 26.00
Instrument Number: 2018030673
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 608.00

Parcel Identifier No. 101682 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Grantee 2512 Indian Trail, Durham, NC 27705

This instrument was prepared by: Joseph W. Marion

Brief description for the Index: Lots 5 and 6 Block 20

THIS DEED made this 22nd day of August, 2018, by and between

GRANTOR	GRANTEE
<p>Joseph C. Bazemore, (widower) Address: 4010 Blakeford Drive, Durham, NC 27713</p> <p>Ruth Bowman aka Ruth Bazemore Bowman, as Trustee of the Trust under Article V of the Will of Ruth H. Bazemore aka Ruth Herring Bazemore (Durham County Estate File 17-E-773) Address: 7 Birchcrest Court, Durham, NC 27713</p>	<p>918 BROAD STREET, LLC, a North Carolina limited liability company</p> <p>Mailing Address: 2512 Indian Trail Durham, NC 27705</p> <p>Property Address: 918 Broad Street Durham, NC 27705</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.

Submitted electronically by "Harriss & Marion, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

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 for legal description and attached Exhibit B for Certifications of Trust

All or a portion of the property herein conveyed does include the primary residence for Joseph C. Bazemore and does not include the primary residence of the Ruth Bowman. (N.C.G.S § 105-317.2).

The property hereinabove described was acquired by Grantor by instrument recorded in Estate File 17-E-773 and Deed Book 8198, Page 817.


A map showing the above described property is recorded in Plat Book 51, Page 43 and Plat Book 18, Page 431.

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:

Subject to all easements, restrictions and rights-of-way of record.

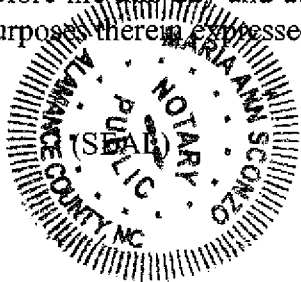
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

 (Seal)
JOSEPH C. BAZEMORE (Widower),
8/27/18 4:49 pm

The Trust under Article V of the Will of Ruth H. Bazemore aka Ruth Herring Bazemore (Durham County Estate File 17-E-773)
By: Ruth Bowman aka Ruth
Bazemore Bowman, Trustee (SEAL)
Ruth Bowman aka Ruth Bazemore Bowman, Trustee

State of North Carolina - County of Durham

I, the undersigned Notary Public of Alamance County and State of North Carolina, do hereby certify that **Ruth Bowman aka Ruth Bazemore Bowman as Trustee of The Trust under Article V of the Will of Ruth H. Bazemore aka Ruth Herring Bazemore (Durham County Estate File 17-E-773)**, personally appeared before me this day and acknowledged to me that she voluntarily executed the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 29 day of August, 2018.

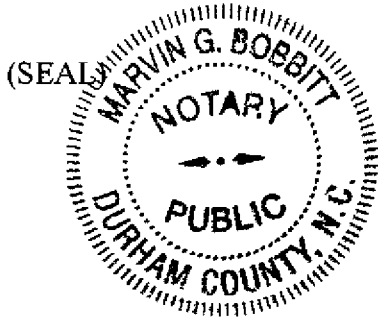


Sign: Maria Ann Scenzo
Print: MARIA Ann Scenzo Notary Public

My Commission Expires: 6/2/2023

State of North Carolina - County of Durham

I, the undersigned Notary Public of Durham County and State of North Carolina, do hereby certify that **JOSEPH C. BAZEMORE** personally appeared before me this day and acknowledged to me that he voluntarily executed the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 27th day of August, 2018.



Sign: *Marvin G. Bobbitt*
Print: Marvin G. Bobbitt Notary Public

My Commission Expires: 6-16-2020

EXHIBIT A

BEGINNING at a stake on the east side of Broad Street 100 feet in a southerly direction at the south side of Knox Street in the southwest corner of Lot 4, Block 20, and running thence along and with the south line of said lot in an easterly direction 135 feet to a stake in the west side of a 15-foot alley; thence along and with the west side of said alley in a southerly direction 50 feet to a stake in the northeast corner of Lot 7; thence along and with the northern line of said lot in a westerly direction 135 feet to a stake in the east side of Broad Street; thence along and with the east side of Broad Street in a northerly direction 50 feet to a stake, the place and point of BEGINNING, and being Lots 5 and 6 of Block 20 of the "Lands of West Durham Land Company" as per plat on file in the Office of the Register of Deeds of Durham County in Deed Book 18 at page 431, to which reference is hereby made for a more particular description of same; and is hereby made subject, however, to easement across said lot of record in Deed Book 40 at page 261, Durham County Registry.

Subject to all easements, restrictions and rights-of-way of record.

This property has a street address of 918 Broad Street, Durham, NC 27705 and a tax parcel #101682.

EXHIBIT B

State of North Carolina

CERTIFICATION OF TRUST

County of Durham

Ruth Bowman aka Ruth Bazemore Bowman as Trustee of The Trust under Article V of the Will of Ruth H. Bazemore aka Ruth Herring Bazemore (Durham County Estate File 17-E-773), gives this certificate to induce 918 Broad Street, LLC to purchase the residential property at 918 Broad Street in Durham, North Carolina, from **The Trust under Article V of the Will of Ruth H. Bazemore aka Ruth Herring Bazemore (Durham County Estate File 17-E-773)**.

The Trust under Article V of the Will of Ruth H. Bazemore aka Ruth Herring Bazemore (Durham County Estate File 17-E-773) was created in the Last Will and Testament of Ruth H. Bazemore aka Ruth Herring (Durham County Estate File 17-E-773). Ruth Bowman aka Ruth Bazemore Bowman acts as sole Trustee in accordance with the provisions of the Trust under Article V of the Will of Ruth H. Bazemore aka Ruth Herring Bazemore . Her address is 7 Birchcrest Court, Durham, NC 27713.

The Trustee is empowered to convey real estate. The Trust is irrevocable.

Title to this trust real property was obtained through the Estate of Ruth H. Bazemore aka Ruth Herring (Durham County Estate File 17-E-773), and through deed recorded in Book 8198, Page 817, Durham County Registry.

The Trust has not been revoked, modified or amended in any manner that would cause the representations contained in this Certificate of Trust to be incorrect.

The Trust's taxpayer identification number is #**-***0680.

It is understood that 918 Broad Street, LLC will rely on this Certification of Trust in purchasing the real property.

Ruth Bowman aka Ruth Bazemore Bowman Trustee
Ruth Bowman aka Ruth Bazemore Bowman, Trustee

Sworn to and subscribed before me, this the 29 day of August, 2018.

Sign: Maria Ann Scenzo Notary Public
Print Notary Name: MARIA Ann Scenzo

My Commission Expires: 6/2/2023

