

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2018 Oct 15 04:22:21 PM
BK:8527 PG:647-648
DEED
FEE: \$26.00
INSTRUMENT # 2018036182
EXCISE TAX: \$750.00



**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: **\$750.00**

Recording Time, Book and Page:

Tax Map No.

Parcel Identifier No: **0831-14-24-5947**

Mail after recording to: **Grantee**

This instrument was prepared by: **Stephany C. Hand**

THIS DEED made this ____ day of _____, _____ by and between

GRANTOR

Julius L Harrell and wife, Janie V Harrell

Mailing Address: 1915 Southview Rd. Durham, NC 27703

GRANTEE

Cut Tree Real Estate Management, LLC

Property Address: 931 E. Main St., Durham, NC

Mailing Address: 3108 Suffolk St. Durham NC 27707

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 and more particularly described as follows:

BEGINNING AT A STAKE IN THE NORTH SIDE OF EAST MAIN STREET AT A POINT 228.35 FEET IN A WESTERLY DIRECTION FROM THE WEST SIDE OF ELM STREET, IF EXTENDED, AND RUNNING THENCE NORTH 38 DEGS. 16 MINS. EAST 130.1 FEET TO A STAKE ON THE SOUTH SIDE OF MORNING G LORY AVENUE; THENCE ALONG AND WITH THE SOUTH SIDE OF MORNING GLORY NORTH 61 DEGS. 31 MINS. WEST 30.45 FEET TO A STAKE; THENCE SOUTH 38 DEGS. 22 MINS. WEST 30.45 FEET TO A STAKE; THENCE SOUTH 38 DEGS. 22 MINS. WEST 124.6 FEET TO A STAKE ON THE NORTH SIDE OF EAST MAIN STREET; THENCE ALONG AND WITH THE NORTH SIDE OF EAST MAIN STREET SOUTH 51 DEGS. EAST 30.15 FEET TO A STAKE, THE PLACE AND POINT OF BEGINNING ACCORDING TO PLAT AND SURVEY OF THE PROPERTY OF W.H. BOONE AND W.H. PRITCHARD DATED APRIL, 1946, BY HUNTER JONES, C.E. AND RECORDED IN PLAT BOOK 7, AT PAGE 160, TO WHICH MAP REFERENCE IS HEREBY MAKE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1089 , Page 274 , Durham County Registry.

A map showing the above described property is recorded in Plat Book 7 , Page 160 , and referenced within this instrument.

Does the above described property include the primary residence (yes/no) ? **No**

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:

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 officer(s), the day and year first above written.

(Entity Name)

Julius L Harrell (SEAL)

By: _____

Janie V Harrell (SEAL)

Title: _____

By: _____

(SEAL)

Title: _____

(SEAL)

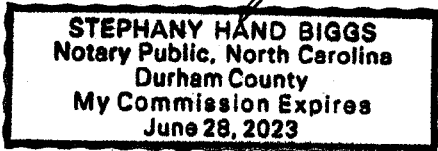
Durham
NORTH CAROLINA _____ COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Julius L Harrell and wife, Janie V Harrell . Witness my hand and official stamp or seal, this the 15th day of October , 2018

My Commission Expires: June 28, 2023

Stephany Hand Biggs
Notary Public

Print Notary Name: Stephany Hand Biggs



NORTH CAROLINA _____ COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: _____ , _____ . Witness my hand and official stamp or seal, this the _____ day of _____ , _____

My Commission Expires: _____

Notary Public

Print Notary Name: _____