

FOR REGISTRATION  
Willie L. Covington  
REGISTER OF DEEDS  
Durham County, NC  
2015 OCT 01 04:35:30 PM  
BK: 7798 PG: 645-646  
DEED  
FEE: \$26.00  
EXCISE TAX: \$105.00  
INSTRUMENT # 2015033102  
MDEGREE



**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 10500

Parcel Identifier No. 150243 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: William G. Harriss (Without benefit of title exam)

Brief description for the Index: Lot 1A 1.00 acres, more or less 7402 Herndon

THIS DEED made this 11th day of September, 2015, by and between

GRANTOR	GRANTEE
BETTIE ANNE DAHLBERG, single	HERNDON PARTNERS, LLC a North Carolina limited liability company
Address: 3912 Pitcairn Place Burtonsville, MD 20866	Mailing Address: <u>2314 S. Miami Blvd</u> <u>Durham NC 27703</u>
	Property Address: 7402 Herndon Road Durham, NC

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:

Property located on the west side of Herndon Road (State Road #1104) and BEING all of Lot 1A, containing 1.00 acres or 43,490 sq. feet, more or less, as shown on map entitled "Recombination and Subdivision Plat for Bettie Dahlberg of 7402 & 7408 Herndon Road", by Stephen D. Puckett, PLS, S.D. Puckett & Associates, P.C. with survey date of 10/12/10 and plot dated 3/10/11, recorded in Plat Book 187, Page 267, Durham County Registry, to which reference is hereby made.

This property has a street address of 7402 Herndon Road,, Durham, NC and a tax parcel #150243.

This property herein conveyed does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6706, Page 185.

A map showing the above described property is recorded in Plat Book 187, Page 267.

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.

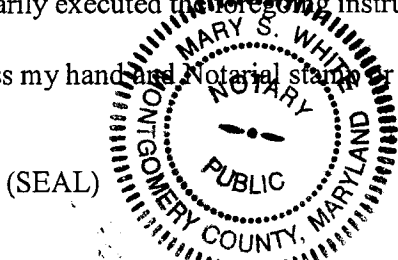
\_\_\_\_\_ (Seal)

*Bettie Anne Dahlberg* (Seal)  
BETTIE ANNE DAHLBERG

State of Maryland - County of Montgomery

I, the undersigned Notary Public of Montgomery County and State of Maryland, do hereby certify that **BETTIE ANNE DAHLBERG** personally appeared before me this day and acknowledged to me that she voluntarily executed the ~~instrument~~ instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 28<sup>th</sup> day of September, 2015.



Sign: Mary S. White  
Print: Mary S. White Notary Public

My Commission Expires: July 6, 2019