


FOR REGISTRATION  
 Willie L. Covington  
 REGISTER OF DEEDS  
 Durham County, NC  
 2015 OCT 01 04:35:33 PM  
 BK: 7798 PG: 652-653  
 DEED  
 FEE: \$26.00  
 EXCISE TAX: \$1,180.00  
 INSTRUMENT # 2015033105  
 MDEGREE



2015033105

Excise Tax: \$ 1180.00

### North Carolina General Warranty Deed

Prepared by: Lisa M. Logan, Attorney at Law.  
Return to: Grantee below.

Brief description for the Index: **Lot 3 PB 6 Page 121 / 7412 Herndon Rd** Parcel Ref No:150242

This Warranty Deed is made this 14 day of September, 2015 by and between the following parties:

**GRANTOR**

**Edna Geneva Thacker Powell, widow  
(not remarried)**

**GRANTEE**

**Herndon Partners, LLC**

2314 S Miami Blvd Ste 151  
Durham NC 27703

The designation of Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

**WITNESSETH**

That the Grantor, for and in consideration of good and valuable consideration in hand paid to him by Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the Grantee, his heirs and/or successors and assigns, in fee simple all that certain premises, lot or parcel of land situated or lying in the County of Durham, State of North Carolina, and described with more particularity as:

BEING all of Lot No. 3 of the Laura Anderson Est. as per plat and survey made by E.H. Copley, C.E. and recorded in the Register of Deeds for Durham County in Plat Book 6 at Page 121, to which reference is hereby made for a more particular description of same.  
Known as 7412 Herndon Road Durham North Carolina. Parcel Ref No:150242.

Being the same property entitled "Durham County Property" in Exhibit A of the Deed recorded in the Durham County Register of Deeds in Deed Book 6654 Page 474.

TO HAVE AND TO HOLD the above-described premises, lot or parcel of land, with all the appurtenances thereto belonging, to the Grantee in fee simple.

AND, the Grantor covenants with the Grantee, that the Grantor is seized of the premises, lot or parcel of land in fee simple and has the right to convey same in fee simple, that the title is fully marketable and free and clear from all encumbrances, with the exceptions noted below, if any; and that Grantor will fully warrant and fully defend the title to this real property as described above 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:

- 2015 real estate taxes not yet due and payable.
- Any and all other restrictions, easements, covenants, and agreements.
- Subject to matters set forth in the above referenced recorded plat(s).

The real estate herein described was not the primary residence of the Grantor.

IN WITNESS WHEREOF, the Grantor(s) have set their hands and seal hereunto, the day and year as first written herein above.

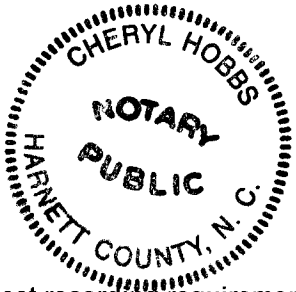
*Edna Geneva Thacker Powell* (SEAL)  
 Edna Geneva Thacker Powell

STATE OF NC  
 COUNTY OF Harnett

I, Cheryl Hobbs, a Notary Public for Harnett County and State of NC do hereby certify that Edna Geneva Thacker Powell personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand official notarial seal, this the 14 day of September, 2015.

My Commission Expires: 01/21/2018 Cheryl Hobbs (SEAL)  
 Notary Public

Printed name of Notary: Cheryl Hobbs



Keep signature and notary seal inside box to meet recording requirements.