

Register of Deeds
Sharon A. Davis
Durham County, NC

08/31/2022 10:48:49AM

BT: OPR B: 9773 P: 267 Pages: 2

DEED - DEED

Fee: \$676.00 Excise Tax: \$650.00

INSTRUMENT #2022035156

Sharon Marsh

EXCISE TAX: \$650.00

RECORDING TIME, BOOK & PAGE

Tax Lot No _____ Parcel Identifier No. 150112
Verified By _____ Durham County on the _____ day of _____ 2022

Mail After Recording to: Grantee

This Instrument was prepared by: Ronald J. Antonelli, Esq.

Brief Description for Index: Lot 1, Ellison Heights, Plat Book 32, Pg 19, Durham County Registry

GENERAL WARRANTY DEED

THIS DEED made this the 31 day of August 2022, by and between:

GRANTORGRANTEE

STEPHEN L. FOREMAN AND WIFE,
JANET L. FOREMAN

DIAKO CONSTRUCTION, INC.

*5513 Pelham Road
Durham, NC 27713*

*5850 Fayetteville Rd, Ste 204
Durham, NC 27713*

Enter in appropriate block for each party: Name, Address, and if appropriate, character of entity, e.g. corporation or partnership

This property is (), is not (xx) the primary residence of the Grantor.

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 good and 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/Town of Durham, _____ Township, Durham County, North Carolina and more particularly described as follows:

BEING all of Lot 1, Ellison Heights, as shown on a plat recorded in Plat Book 32, Page 19, Durham County Register of Deeds, to which reference is made for a greater certainty of description.

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

The Property herein described was acquired by instrument recorded in: Book 4366, Page 305
A Map showing the above-described property is recorded in Plat Book 32, Page 19. See also Plat Book 45, Page 37

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.

Title to the property hereinabove described is subject to the following exceptions:

Ad Valorem Real Property Taxes for 2022
Covenants, Easements and Restrictions of Record

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 and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

SELLER:

Stephen L. Foreman
Stephen L. Foreman

Janet L. Foreman
Janet L. Foreman

STATE OF NORTH CAROLINA, DURHAM COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he/she/they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

STEPHEN L. FOREMAN AND WIFE, JANET L. FOREMAN

Today's Date: August 31, 2022

Maria Ann Sconzo

Notary Public

Printed Name of Notary: Maria Ann Sconzo

My commission expires: 6/2/2023

