

REGISTER OF DEEDS
 Sharon A. Davis
 Durham County, NC
 2021 Mar 02 11:56:20 AM
 BK:9248 PG:692-695
 DEED
 FEE: \$26.00
 INSTRUMENT # 2021010291
 EXCISE TAX: \$450.00
 DPRUETTE



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 450.00

Parcel Identifier No. 183533 Verified by _____ County on the _____ day of _____, 20____
 By: _____

Mail/Box to: Grantee 109 St. Thomas Drive, Chapel Hill, NC 27514

This instrument was prepared by: Joseph W. Marion (Without benefit of title exam)

Brief description for the Index: 5472 N. Roxboro Street 10.35 acres PB 30 @ PG 199

THIS DEED made this 1 day of March, 2021, by and between

GRANTOR	GRANTEE
<p>SUSAN WATSON BROILI (single)</p> <p>JO ANN WATSON FISHER joined by her husband, Alcibiades Castillo</p> <p>Address: 3801 Doeskin Drive Apex, NC 27539</p>	<p>Tasvir Shah</p> <p>Mailing Address: 109 St. Thomas Drive Chapel Hill, NC 27514</p> <p>Property Address: 5742 Roxboro Road Durham, NC 27712</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.

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

All or a portion of the property herein conveyed _____ includes OR _____ does not include the primary residence of the Grantor. (N.C.G.S § 105-317.2).

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6004, Page 269.

A map showing the above described property is recorded in Plat Book 30, Page 199.

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.

The undersigned Attorney-in-Fact certifies that Susan Broili is alive on the date the deed is executed.

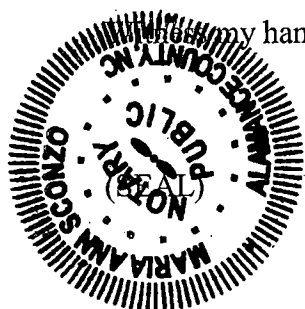
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Susan Watson Broili, by Jo Fisher, as AIF (Seal)
SUSAN WATSON BROILI, by Jo Fisher, as Attorney-in-Fact,
by Power of Attorney recorded in Book 9246, Page 704,
Durham County Registry

State of North Carolina - County of Durham

I, Maria Ann Scenzo, a Notary Public for Alleman County, do hereby certify that Jo Fisher, attorney-in-fact for **SUSAN WATSON BROILI**, personally appeared before me this day and being by me duly sworn, says that she executed the foregoing and annexed instrument for and on behalf of **SUSAN WATSON BROILI**, and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in Book 9246, Page 704, Durham County Registry, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney; that the said Jo Fisher acknowledged the execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said **SUSAN WATSON BROILI**.

In my hand and notarial seal, this 1st day of March, 2021.



Sign: Maria Ann Scenzo

Print: MARIA Ann Scenzo Notary Public

My Commission Expires: 6/2/2023

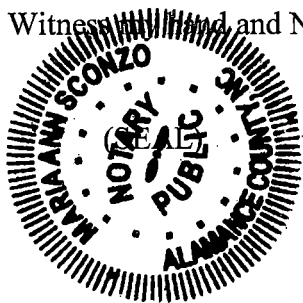
Jo Ann Watson Fisher (SEAL)
JO ANN WATSON FISHER

Alcibiades Castillo (SEAL)
ALCIBIADES CASTILLO

State of North Carolina - County of Durham

I, Maria Ann Scanzo, a Notary Public for Alamance County, do hereby certify that **JO ANN WATSON FISHER and ALCIBIADES CASTILLO** personally appeared before me this day and acknowledged to me that they voluntarily executed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 1st day of March, 2021.



Sign: Maria Ann Scanzo

Print: MARIA ANN SCANZO Notary Public

My Commission Expires: 6/2/2023

EXHIBIT A

BEGINNING at a stake on the east side of the Roxboro Highway at W.C. Goodwin's northwest corner, and running thence along and with the east side of said Roxboro Highway North 5° 45' East 500 feet to a stake; thence South 88° 15' East 900 feet to a stake; thence South 5° 45' West 500 feet to a stake in the W. C. Goodwin's north line; thence North 88° 15' West 900 feet to a stake, the point of beginning, **containing 10.35 acres**, as per plat and survey of the J. L. WATSON PROPERTY now on file in the office of the Register of Deeds of Durham County in Plat Book 30 at page 199, to which reference is hereby made for a more particular description of same.

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

This property has a street address of 5472 Roxboro Road, Durham, NC and a tax parcel #183533.