

20180112000008470 DEED
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NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$245.00

Parcel Identifier No. 9894989479 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Jeff Witt and wife, Sheila C. Witt, Lot - O J Jones Homestead Rd., Durham, NC 27705

This instrument was prepared by: North Carolina Real Estate Law Firm, 6739 Falls of Neuse Rd, Suite 201, Raleigh, NC 27615

Brief description for the Index: _____

THIS DEED made this 10th day of January, 20 18, by and between

GRANTOR

Gale B. Hill, unmarried
331 Cedar Berry Lane
Chapel Hill, NC 27517

GRANTEE

Jeff Witt and wife, Sheila C. Witt
Lot - O J Jones Homestead Rd.
Durham, NC 27705

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, parcel of land or condominium unit situated in the City of Durham, _____ Township, Orange County, North Carolina and more particularly described as follows:

BEING all of Lot 3, 2.48 acres more or less, as shown on plat and survey thereof now on record in Plat Book 23 at Page 35, Orange County Register of Deeds, to which reference is hereby made as a more particular description of same.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 249 page 797.

All or a portion of the property herein conveyed _____ includes or ☒ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 23 page 35.

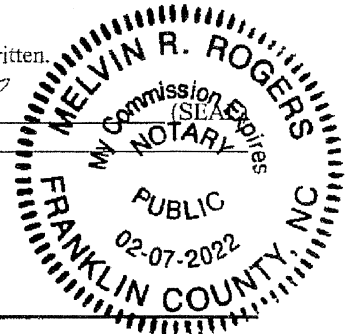
Submitted electronically by "The North Carolina Real Estate Law Firm"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.

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:

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

Gale B. Hill
Print/Type Name: Gale B. Hill



State of North Carolina – County of Durham

I, the undersigned Notary Public of the County and State aforesaid, certify that Gale B. Hill personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 10 day of January, 2018.

My Commission Expires: 02/07/2022

Melvin R. Rogers
Notary Public