

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded

2020 Dec 02 02:34 PM

Book: 9154 Page: 868

NC Rev Stamp: \$ 320.00 Fee: \$ 26.00

Instrument Number: 2020053165

DEED

Submitted electronically by Ronald J Antonelli, Esq. in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

EXCISE TAX: \$320.00

RECORDING TIME, BOOK & PAGE

Tax Lot No	Parcel Identifier No.	120465 & 120486
Verified By.	Durham County on the	____ day of _____, 2020.

Mail After Recording to: Grantee at Property Address

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

Brief Description for Index: 2 Tracts- Lot 93, Sherwood Forest, PB 14, PG 76, DCR; Lot 16, Sherwood Forest Ext 2

THIS DEED made this the 2nd **GENERAL WARRANTY DEED**
day of December 2020, by and between:

GRANTOR

GRANTEE

**Stephen William Dennis and Wife,
Deborah Dennis**

and

Cleo Edward Dennis,

Daniel M Kinney

Marital Status:

() Married () Unmarried

Marital Status:

() Married () Unmarried

and

Richard Lee Dennis

Marital Status:

() Married () Unmarried

7320 York Loop Rd.
Mebane, NC 27302

1501 Fairfax Road
Durham, NC 27701

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 (X) 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, Durham County, North Carolina and more particularly described as follows:

TRACT 1:

**BEING all of Lot 93, Sherwood Forest, as shown on a plat recorded in Plat Book 14, Page 76, Durham County Registry, to which reference is made for a greater certainty of description.
PIN 120465**

TRACT 2:

**BEING all of Lot 16, Sherwood Forest Extension, as shown on a plat recorded in Plat Book 18, Page 125, Durham County Registry, to which reference is made for a greater certainty of description.
PIN 120486**

The Property herein described was acquired by instrument recorded in: Book 1928, Page 856 (Lot 93) & Book 1935, Page 526 (Lot 16)

A Map showing the above-described property is recorded in Plat Book 14, Page 76 and Plat Book 18, Page 125

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Ad Valorem Real Property Taxes for 2020
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.

(Remainder of this page intentionally left blank)

SELLERS:

Richard Lee Dennis
Richard Lee Dennis

STATE OF NORTH CAROLINA, Wake 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:

Richard Lee Dennis

Today's Date: December 2, 2020.

[Signature]
Notary Public

Printed Name of Notary: Ronald J. Antonelli

My commission expires: 1/11/2025

RONALD J. ANTONELLI
NOTARY PUBLIC
WAKE COUNTY, N.C.
My Commission Expires 1-11-2025

Cleo Edward Dennis
Cleo Edward Dennis

STATE OF NORTH CAROLINA, Wake 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:

Cleo Edward Dennis

Today's Date: December 2, 2020.

Ronald J. Antonelli
Notary Public

Printed Name of Notary: Ronald J. Antonelli
My commission expires: 1/11/2025

RONALD J. ANTONELLI
NOTARY PUBLIC
WAKE COUNTY, N.C.
My Commission Expires 1-11-2025

Stephen William Dennis
Stephen William Dennis

Deborah Dennis
Deborah Dennis

STATE OF NORTH CAROLINA, Wake 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 William Dennis and Wife, Deborah Dennis

Today's Date: December 2, 2020.

Ronald J. Antonelli
Notary Public

Printed Name of Notary: Ronald J. Antonelli

My commission expires: 11/2025

