

**BK 4226 PG 351 - 355**

Excise Tax: \_\_\_\_\_ \$360.00 \_\_\_\_\_

Parcel Identifier No. \_\_\_\_\_ 160321 \_\_\_\_\_

Mail after recording to: Kilpatrick Townsend & Stockton LLP (DRF) 4208 Six Forks Road, Suite 1400, Raleigh, NC 27609

This instrument was prepared by: \_\_\_\_\_ Kilpatrick Townsend & Stockton LLP (DRF) \_\_\_\_\_

Delinquent Taxes, if any, to be paid by the closing attorney to the county Tax Collector upon disbursement of the closing proceeds.

Brief description for the Index:

1103 Crystal Lane

## NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made as of this 4<sup>th</sup> day of September, 2021, by and between

GRANTOR	GRANTEE
<b>DIANA McLAURIN DODDS and husband, PHILIP DODDS</b>  16088 NW 48 <sup>th</sup> Place Alachua, FL 32615	<b>DUKE UNIVERSITY HEALTH SYSTEM, INC., a North Carolina non-profit corporation</b>  324 Blackwell Street, Suite 950 Durham, NC 27707

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

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 Town of Mebane, Alamance County, North Carolina, and more particularly described as follows:

**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF**

**Submitted electronically by Kilpatrick Townsend & Stockton LLP in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Alamance County Register of Deeds.**

The property hereinabove described was acquired by Grantor by instrument(s) recorded in Book 2871, at Page 460 in the Alamance County Registry.

The property herein conveyed does not include the primary residence of a Grantor.

Philip Dodds joins in the execution of this Deed to release his marital rights in the Property.

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 Grantor covenants with Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated on **Exhibit B** attached hereto and made a part hereof.

(Signature appears on the following page)

IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed, the day and year first above written.

GRANTOR:

Diana McLaurin Dodds (SEAL)  
Diana McLaurin Dodds

Philip Dodds (SEAL)  
Philip Dodds

STATE OF FLORIDA  
COUNTY OF Alachua

I certify that the following person(s) personally appeared before me this day, and

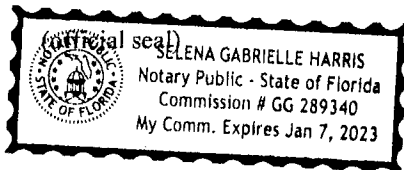
- I have personal knowledge of the identity of the principal(s)
- I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a Florida DL
- A credible witness has sworn to the identity of the principal(s);

each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Diana McLaurin Dodds and Philip Dodds  
*[insert name of person signing]*

Date: 09/04/21

Selena G Harris, Notary Public  
(print name)

My commission expires: 01/07/23



**EXHIBIT A**

**LEGAL DESCRIPTION**

BEGINNING at an iron stake situated in the center of a certain 30 foot right of way and being Irvin Jeffreys South East corner; running thence with the easterly boundary of Irvin Jeffreys, North 15°40' East 200 feet to an iron stake, corner with said Jeffreys and in line of George Rowland; thence with the said Rowland South 86°36'45" East 220.00 feet to an iron stake corner with D.J. McLeod; thence with the said McLeod, South 22°15' West 205.13 feet to an iron stake; thence a new line with Reba Graves, North 87°00' West 196.20 feet to the point and place of BEGINNING and containing 0.93 acres, more or less.

Together with the following non-exclusive easement to Grantee for roadway and utility purposes over the following described tract or parcel of land lying and being in Melville Township, Alamance County, North Carolina, and being a thirty foot wide strip which measures fifteen feet on either side of a line, the calls and distances of which are as follows:

BEGINNING at a point, said point being the center line of the sixty-foot right of way of Trollingwood Road, S.R. No. 1981, said point being a corner between James Riley and Reba Graves; thence North 52°32'30" East 175.40 feet to an iron stake; thence North 59°45' East 144 feet, thence North 34°30' East 62.50 feet, thence North 66°34' East 61 feet, thence South 87°08' East 50.00 feet to a point in the property line of the above described property.

**EXHIBIT B**

**PERMITTED EXCEPTIONS**

1. Taxes and assessments for the year 2021, and subsequent years, not yet due and payable.
2. Easement(s) and/or Right(s) of Way to Duke Power Company recorded in Book 380, Page 351, Alamance County Registry.