

REGISTER OF DEEDS
Sharon A. Davis
Durham County, NC
2022 Feb 17 01:54:03 PM
BK:9618 PG:254-255
DEED
FEE: \$26.00
INSTRUMENT # 2022007049
EXCISE TAX: \$850.00
TREDFEARN



**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: **\$850.00**

Recording Time, Book and Page:

Tax Map No. **191187**

Parcel Identifier No: **0837-68-27-5108**

Mail after recording to: **Grantee: 618 Goodwin Road, Durham, NC 27712**

This instrument was prepared by: **William W. Browning, Atty (22-042)**

THIS DEED made this 16th day of February, 2022 by and between

GRANTOR

Bahama Volunteer Fire, Rescue and EMS Company, Inc.

Mailing Address: P.O. Box 48 Bahama NC 27503

GRANTEE

**Coffey Estates, LLC, a North Carolina Limited Liability Company
Property Address: 1426 & 1424 Bahama Road, Bahama, NC 27503**

Mailing Address: 618 Goodwin Road Durham NC 27712

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 and more particularly described as follows:

TRACT ONE:

BEGINNING at the southernmost point of that parcel designated "B.P. Lacy" on that plat of the Property of B.P. LACY & BAHAMA VOLUNTEER FIRE DEPARTMENT file in in Plat Book 77 at page 28, Durham County Registry, and running thence North 52° 45' 00" East 194.00 feet to a stake;; thence South 79° 50' 02" East 60.28 feet to a stake; thence South 02° 34' 26" West 161.23 feet to a stake; thence North 75° 21' 24" West 20.45 feet to a stake; thence North 75° 21' 24" West 192.91 feet to a stake, the point and place of BEGINNING, containing 21,078 square feet, more or less, and being also described on that plat of PROPERTY OF BAHAMA VOLUNTEER FIRE DEPARTMENT CO, INC as per plat and survey thereof now on file in the Office of the Register of Deeds of Durham County in Plat Book 201 at page 383, to which plat reference is hereby expressly made for a more particular description of same.

This property has a street address of 1426 Bahama Road. Tax Parcel 191187.

TRACT TWO:

BEGINNING at an iron stake in the center line of the Bahama Road, said stake being the southwest corner of the Jarvis Ellis Property, and running thence along and with the southern property line of the Jarvis Ellis Property South 39 ° 35' East 93 feet to an iron stake; thence South 58 ° 41' East 173.45 feet to an iron stake; thence South 52 ° 45' West 194 feet to an iron stake; thence North 77 ° 00' West 33.2 feet to an iron stake; thence North 48 ° 00' West 96.9 feet to a well situated in the line; thence North 41 ° 00' West 123.4 feet to an iron stake in the center line of the Bahama Road; thence along and with the center line of the Bahama Road North 50 ° 25' East 166 feet to an iron stake, the point and place of BEGINNING, and containing one and three-fourths (1 3/4) acres of land and being the A.W. Tilley Property conveyed to O.L. Teasley and wife, Joyce W. Teasley by deed recorded in the Office of the Register of Deeds of Durham County in Deed Book 290 at Page 653, to which reference is hereby made for a further description of same. See also Deed Book 376, at Page 409, Durham County Registry. SAVE AND EXCEPT that portion of property already conveyed by Benjamin P. Lacy and wife, Sylvia G. Lacy by deed recorded in Book 402, at Page 812, Durham County, said land being that eastern portion of the Property of B.P. Lacy as shown on plat entitled PROPERTY OF B.P. LACY AND BAHAMA VOLUNTEER FIRE DEPARTMENT recorded in Plat Book 77 at Page 28, Durham County Registry. This property has street address 1424 Bahama Road. Tax Parcel 191188.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 268, Page 18, Durham County Registry.

A map showing the above described property is recorded in Plat Book 201, Page 383, and referenced within this instrument.

Does the above described property include the primary residence (yes/no) ? **No**

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:

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 officer(s), the day and year first above written.

Bahama Volunteer Fire, Rescue and EMS Company, Inc.

(SEAL)

By: Matthew Brian Eaton
Matthew Brian Eaton
Title: Board President

(SEAL)

By: _____
Title: _____

(SEAL)

(SEAL)

NORTH CAROLINA Durham COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Matthew Brian Eaton *. Witness my hand and official stamp or seal, this the 17th day of February, 2022 *Board President of Bahama Volunteer Fire, Rescue and EMS Company, Inc.

My Commission Expires: July 16, 2025

Jaime Morris
Notary Public

Print Notary Name: Jaime Morris

