

10/18/2022 03:51:15PM

BT: OPR B: 9802 P: 617 Pages: 3

DEED - DEED

Fee: \$326.00 Excise Tax: \$300.00

INSTRUMENT #2022040644

April Carrington

NORTH CAROLINA GENERAL WARRANTY DEED

Prepared by Gary Berman, atty. (without title search)

Return to Grantee

Excise tax: \$300.00

Tax parcel numbers: 166268 and 166269

Grantor's mailing address: 3005 Flat Woods Road, Timberlake, NC 27583

Grantee's mailing address: 203 Powers Ferry Road, Cary, NC 27519

The property described in this deed does not include the Grantor's primary residence.

THIS DEED, dated September 30, 2022, is from James Leonard Deans, Jr. and wife, Terrie C. Deans, herein jointly called the Grantor, to Sherron Road Wakeforest Land LLC, a North Carolina limited liability company, herein called the Grantee.

The designations "Grantor" and "Grantee" as used herein shall include said parties and their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.

The Grantor, for valuable consideration, hereby grants, bargains, sells, and conveys to the Grantee, in fee simple, all of the following-described land lying in Durham County, North Carolina, and more particularly described as follows:

TRACT ONE—4919 Wallace Smith Drive (tax parcel 166268)

Being that certain tract or parcel of land lying and being in Durham County, North Carolina and being situated on the north side of Edmond Street; and being all of lot numbers 41 and 42, as shown on plat of Hocutt-Sherron Road Subdivision as per and survey by Hal T. Siler, R.L.S., April 1962, and now on file in the office of the Register of Deeds of Durham County in Plat Book 45 at Page 22, to which plat reference is hereby made for a more particular description.

TRACT TWO—162 Sherron Road (tax parcel 166269)

Being that certain tract or parcel of land lying and being in Durham County, North Carolina being all of Lots 43, 44, 45, and 46 as shown on plat of the Hocutt-Sherron Road Subdivision, Oak Grove Township, as per plat and survey thereof by Hal T. Siler, R.S., April 6, 1962, and now on file in the office of the Register of Deeds of Durham County in Plat Book 45 at Page 22, to which plat reference is hereby made for a more particular description of same.

This conveyance is made subject to the following restrictive covenants:

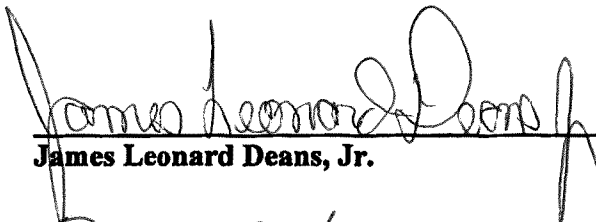
Only single-family dwellings may be constructed upon this property at a minimum price of \$10,000.00, and there shall be no trailers, no privies, and no cesspools permitted upon the property.

(For a prior deed of Tracts One and Two, see Real Estate Book 6098, page 913, Durham County Registry.)

TO HAVE AND TO HOLD the aforesaid parcel and all privileges, improvements, and appurtenances thereto in fee simple.

AND the Grantor hereby covenants with the Grantee that the Grantor is legally seized of said real estate in fee simple; that the Grantor has good and lawful authority to sell and convey said real estate; that the Grantor hereby fully warrants the title to said real estate, and will defend the same against the lawful claims of all; and that said real estate is free of all encumbrances, except for the exceptions stated in this deed.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed.




James Leonard Deans, Jr. (SEAL)



Terrie C. Deans (SEAL)

STATE OF NORTH CAROLINA, COUNTY OF Person

I, Peggy D. Stone, a notary public for Person
County, North Carolina, hereby certify that James Leonard Deans, Jr. and Terrie C.
Deans personally appeared before me this day and acknowledged the due execution of
the foregoing instrument. Witness my hand and official seal this the 12 day of
Oct 2022.



Notary Public

My commission expires: AUGUST 30, 2023

