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NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: ~~\$950.00~~ ^{\$925.00}

Parcel Identifier: ~~XXXXXXXXXX~~ 9797203235 County on the YRC day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Thomas R. Holt, Attorney (without benefit of title examination)

Brief description for the Index: Lot 1, Wallace Gragg Property

THIS DEED made effective as of the 26 day of January, 2022, by and between

GRANTOR	GRANTEE
Teresa Gragg Perdue, individually and as Executrix of the Estate of Wallace Gragg, and spouse, Michael E. Perdue, Priscilla Gragg Farr and spouse, James E. Farr, Jeffrey Wallace Gragg, unmarried, Jennifer Gragg Vest, unmarried, Timothy Jason Gragg, a/k/a Jason Timothy Gragg, and spouse, Bridgett M. Gragg, Jody Michael Gragg (unmarried) Christopher Daniel Farr and spouse, Patti Far, Misty Farr Hurt, a/k/a Yvonne Michelle Farr Hurt, and spouse, Josh Hurt, Jeremy Scott Gragg & spouse, 1326 Southpoint Trail, Durham, NC 27713	Savannah L. Labo and spouse, Christopher T. Labo <u>1916 Mt. Carmel Church Road</u> <u>Chapel Hill, NC 27517</u> Blanca Eliana Gragg

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land, or condominium unit situated in Orange County, North Carolina, and more particularly described as follows:

See Exhibit A attached and incorporated herein by reference.

The property hereinabove described was acquired by Grantor at the death of Wallace Gragg. See 18-E-434, Chatham County Clerk of Superior Court, and 22-E-7, Orange County Clerk of Superior Court.

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

A map showing the above-described property is recorded in Plat Book 124, Page 91.

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:

Ad valorem taxes for the current year; utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property.

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

Teresa Gragg Perdue (Seal)
Teresa Gragg Perdue, individually and as
Executrix of the Estate of Wallace Gragg

Address: 1326 Southpoint Trail, Durham, NC 27713

Executive of the Estate of Wallace S. Gragg

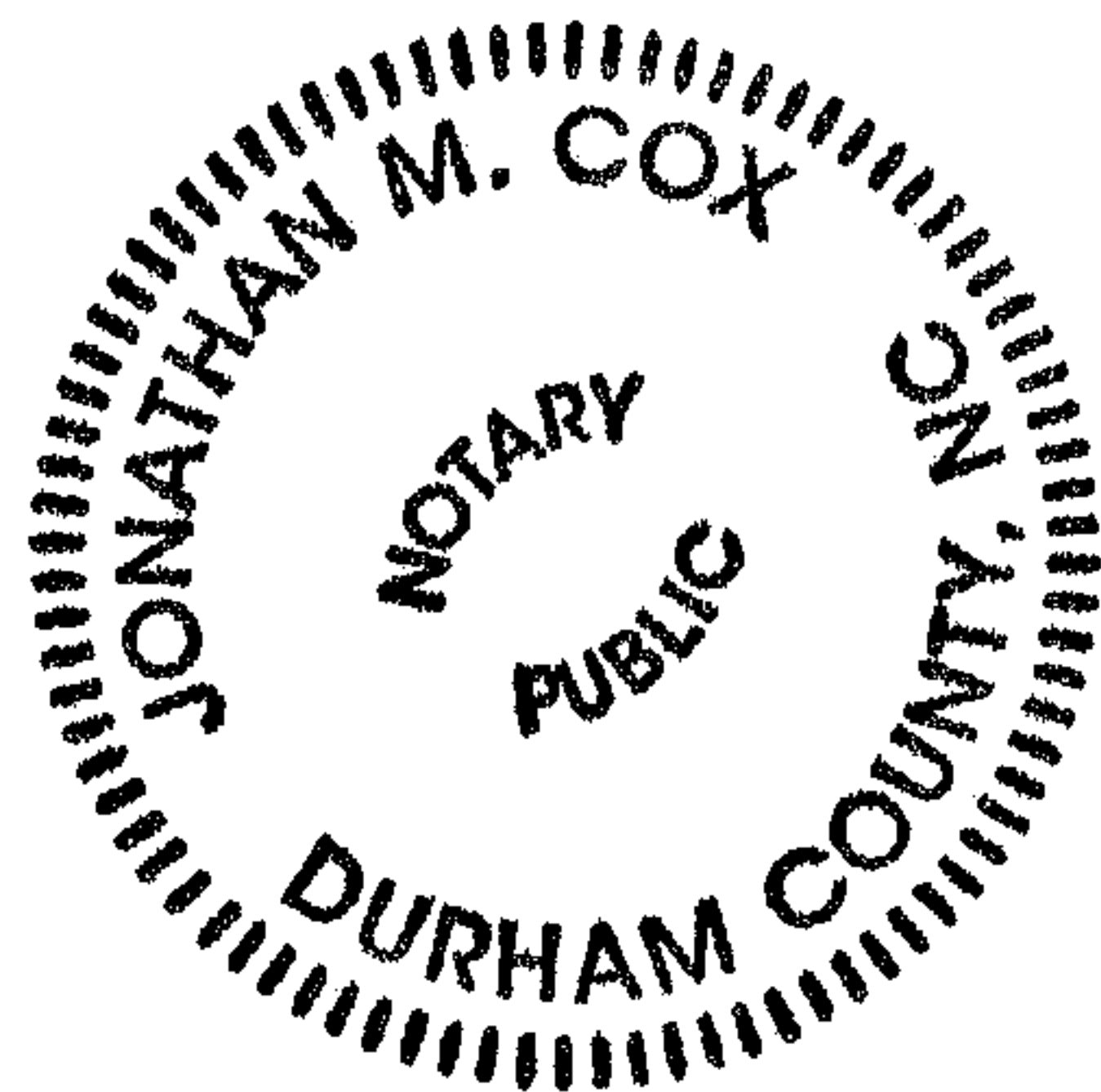
Michael E. Perdue (Seal)
Michael E. Perdue

Durham County, North Carolina

I, a Notary Public, certify that the following person personally appeared before me this day acknowledging to me that he/she signed the foregoing document: Teresa Gragg Perdue, individually and as Executrix of the Estate of Wallace Gragg, and Michael E. Perdue

Date: January 28, 2022

(Affix Official Seal below)



Jonathan M Cox
Official Signature of Notary Public

Print Name: Jonathan M Cox

My commission expires: 4-13-26

ADDITIONAL GRANTOR SIGNATURES FOLLOW ON SUBSEQUENT PAGES

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

Priscilla G. Farr (Seal)
Priscilla Gragg Farr

Address: 5208 Airline Road, Longview, TX 75605

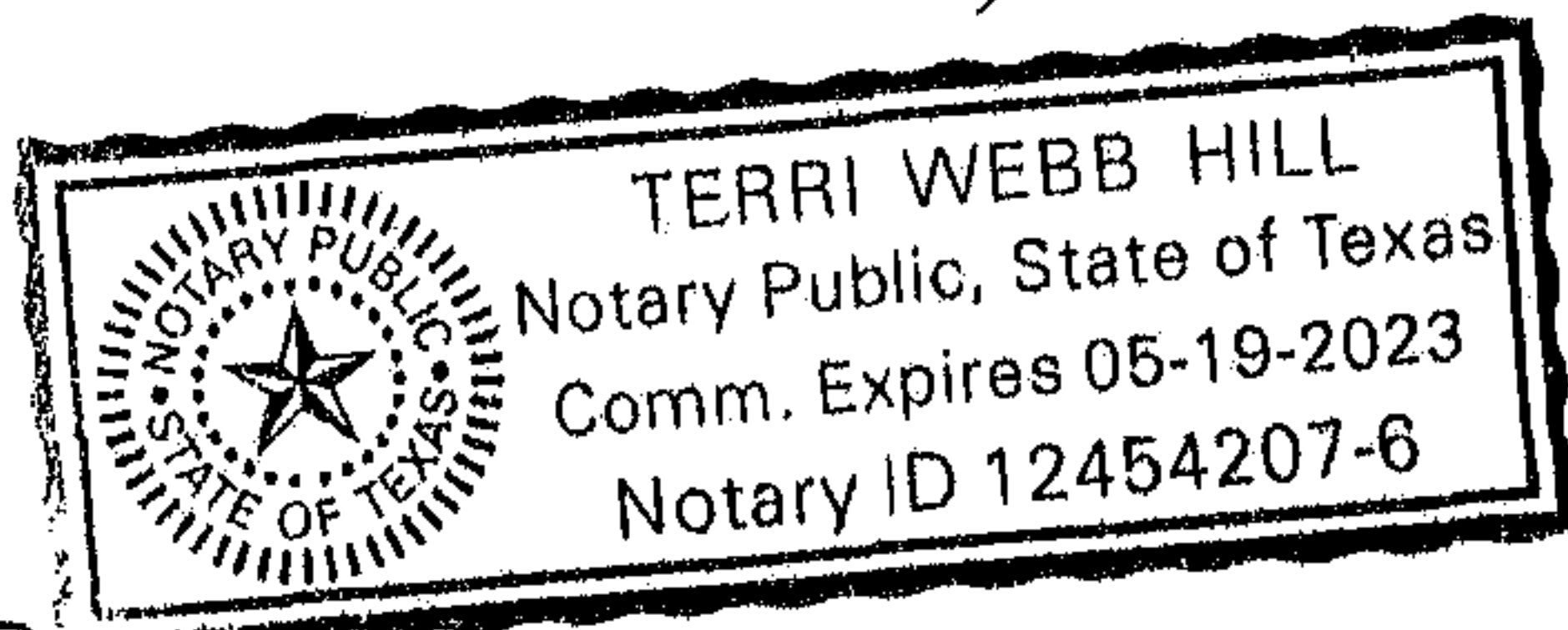
James E. Farr (Seal)
James E. Farr

Upshur County, Texas

I, a Notary Public, certify that the following person personally appeared before me this day acknowledging to me that he/she signed the foregoing document: Priscilla Gragg Farr

Date: January 27th, 2022

(Affix Official Seal below)

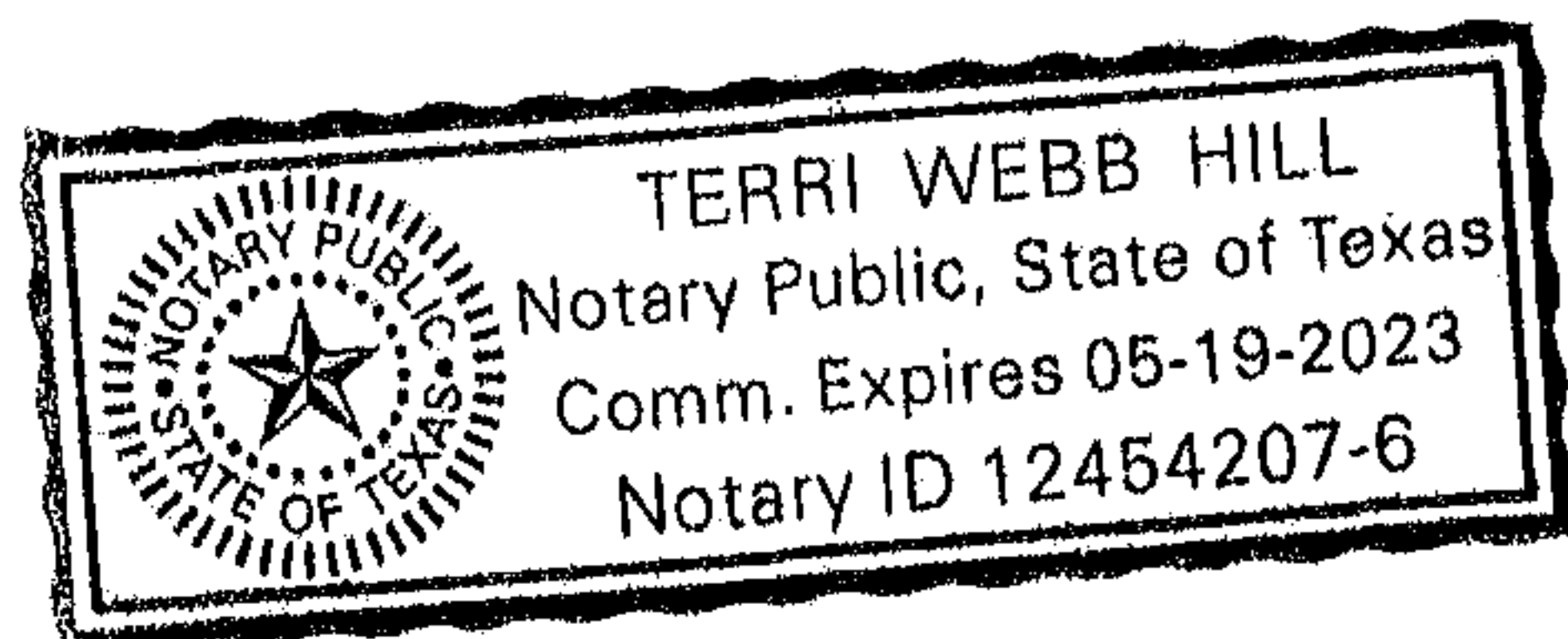


Upshur County, Texas

I, a Notary Public, certify that the following person personally appeared before me this day acknowledging to me that he/she signed the foregoing document: James E. Farr

Date: January 27, 2022

(Affix Official Seal below)



Terri Webb-Hill
Official Signature of Notary Public

Print Name: Terri Webb-Hill

My commission expires: 5/19/2023

Terri Webb-Hill
Official Signature of Notary Public

Print Name: Terri Webb-Hill

My commission expires: 5/19/2023

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

Jeffrey W. Gragg (Seal)
Jeffrey Wallace Gragg

Address: 1604 Glenleaf Dr., Peachtree Corners, GA 30092

~~GUNNETT~~
COBB County, Georgia

I, a Notary Public, certify that the following person personally appeared before me this day acknowledging to me that he/she signed the foregoing document: Jeffrey Wallace Gragg

Date: January 27th, 2022

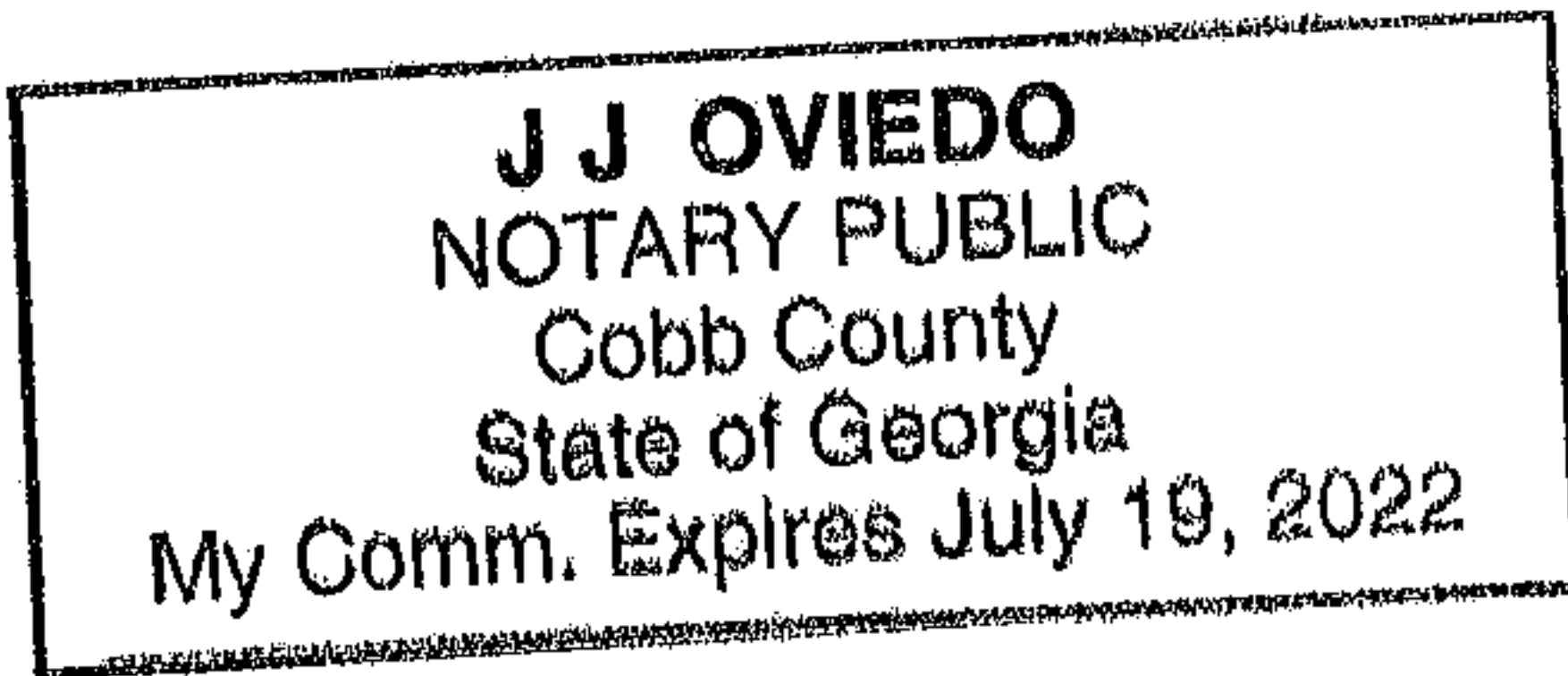
(Affix Official Seal below)

[Signature]

Official Signature of Notary Public

Print Name: JOHN J OVIEDO

My commission expires: 7/19/2022



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

Jennifer Gragg Vest (Seal)
Jennifer Gragg Vest

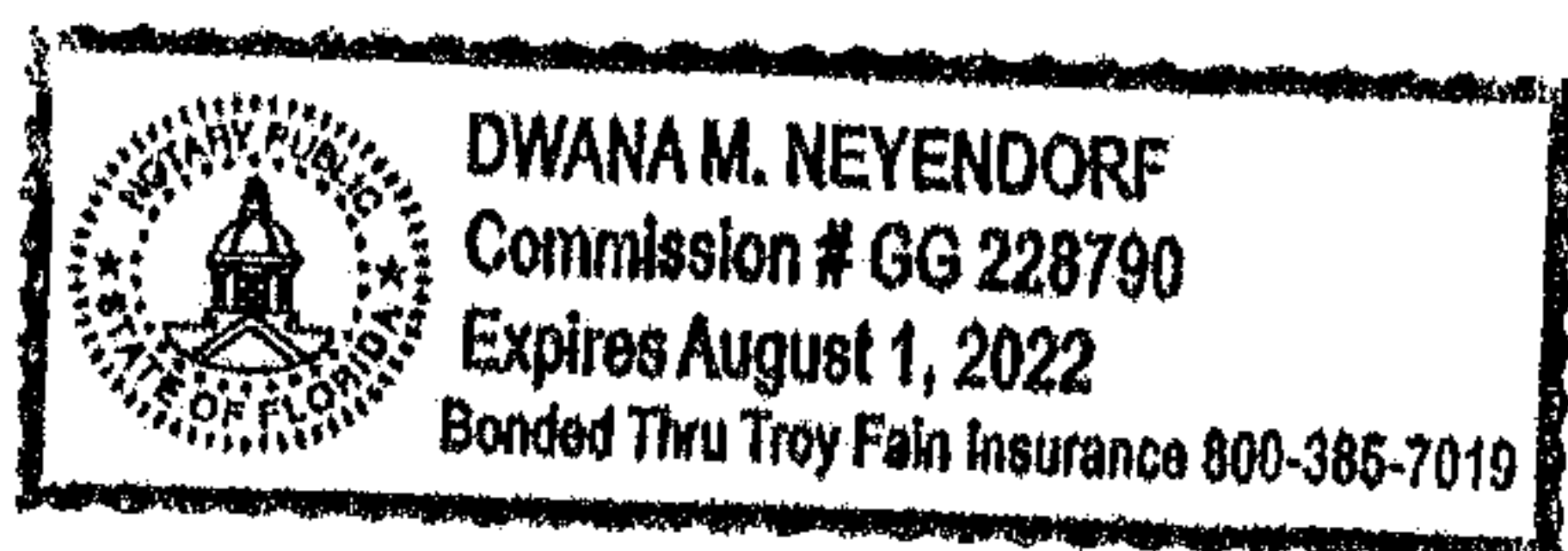
Address: PO Box 433, Destin, FL 32540

OKALOOSA County, Florida

I, a Notary Public, certify that the following person personally appeared before me this day acknowledging to me that he/she signed the foregoing document: Jennifer Gragg Vest

Date: January 26, 2022

(Affix Official Seal below)



Dwana M. Neyendorf
Official Signature of Notary Public

Print Name: Dwana M. Neyendorf

My commission expires: 8/1/22

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

Jody M. Gragg (Seal)
Jody Michael Gragg

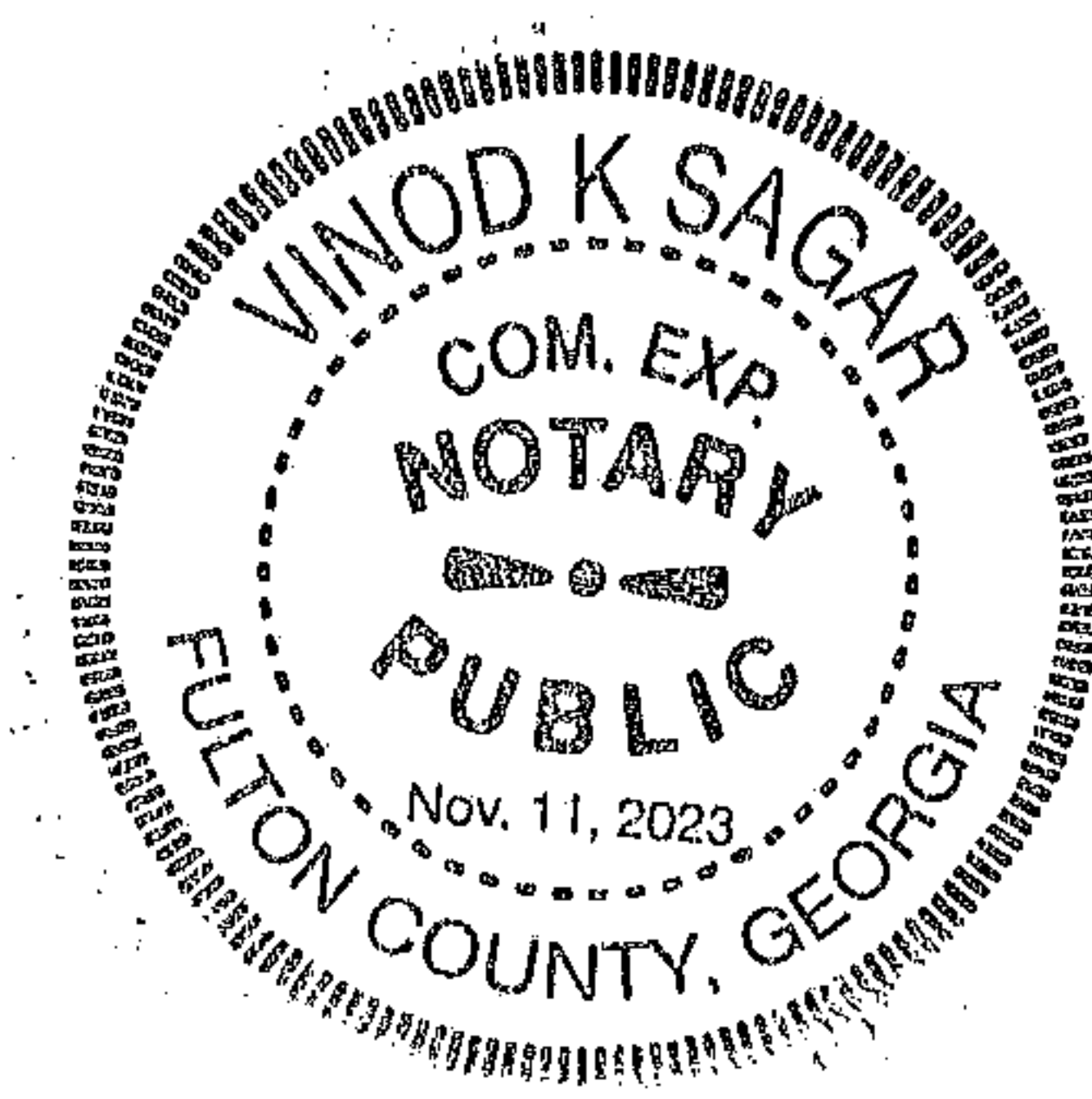
1604 Greenleaf Dr., Peachtree Corners, GA 30092

Gwinnett County, Georgia

I, a Notary Public, certify that the following person personally appeared before me this day acknowledging to me that he/she signed the foregoing document: Jody Michael Gragg

Date: January 27th, 2022

(Affix Official Seal below)



Vinod K. Sagari
Official Signature of Notary Public

Print Name: VINOD K. SAGARI

My commission expires: 11/11/2023

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

[Signature] (Seal)
Timothy Jason Gragg, a/k/a
Jason Timothy Gragg

Address: 4053 Nick A Jack Cove, Buford, GA 30519

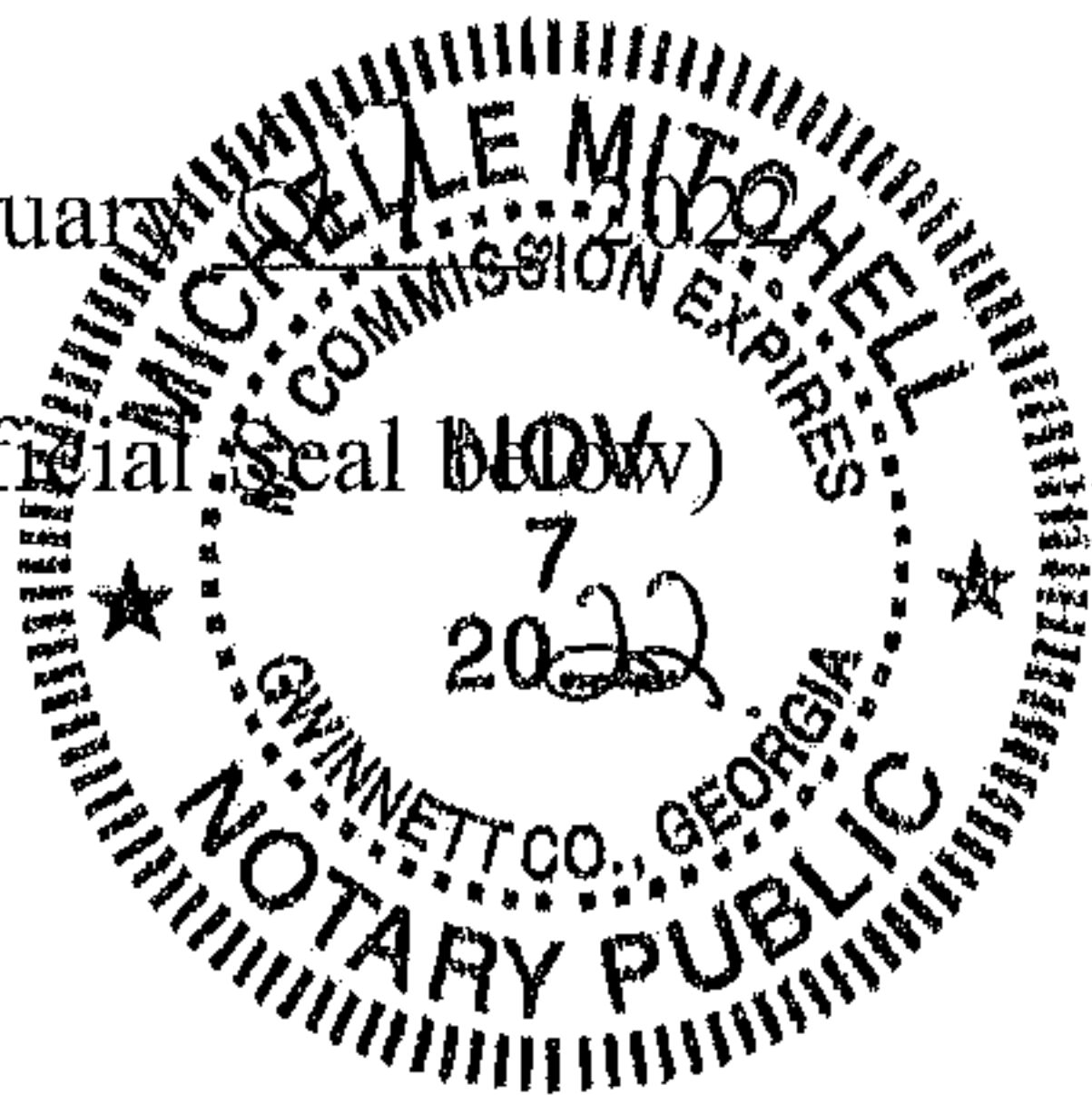
[Signature] (Seal)
Bridgett M. Gragg

Barrow County, Georgia

I, a Notary Public, certify that the following person personally appeared before me this day acknowledging to me that he/she signed the foregoing document: Timothy Jason Gragg

Date: January 20, 2022

(Affix Official Seal below)



[Signature]
Official Signature of Notary Public

Print Name: Michelle Mitchell

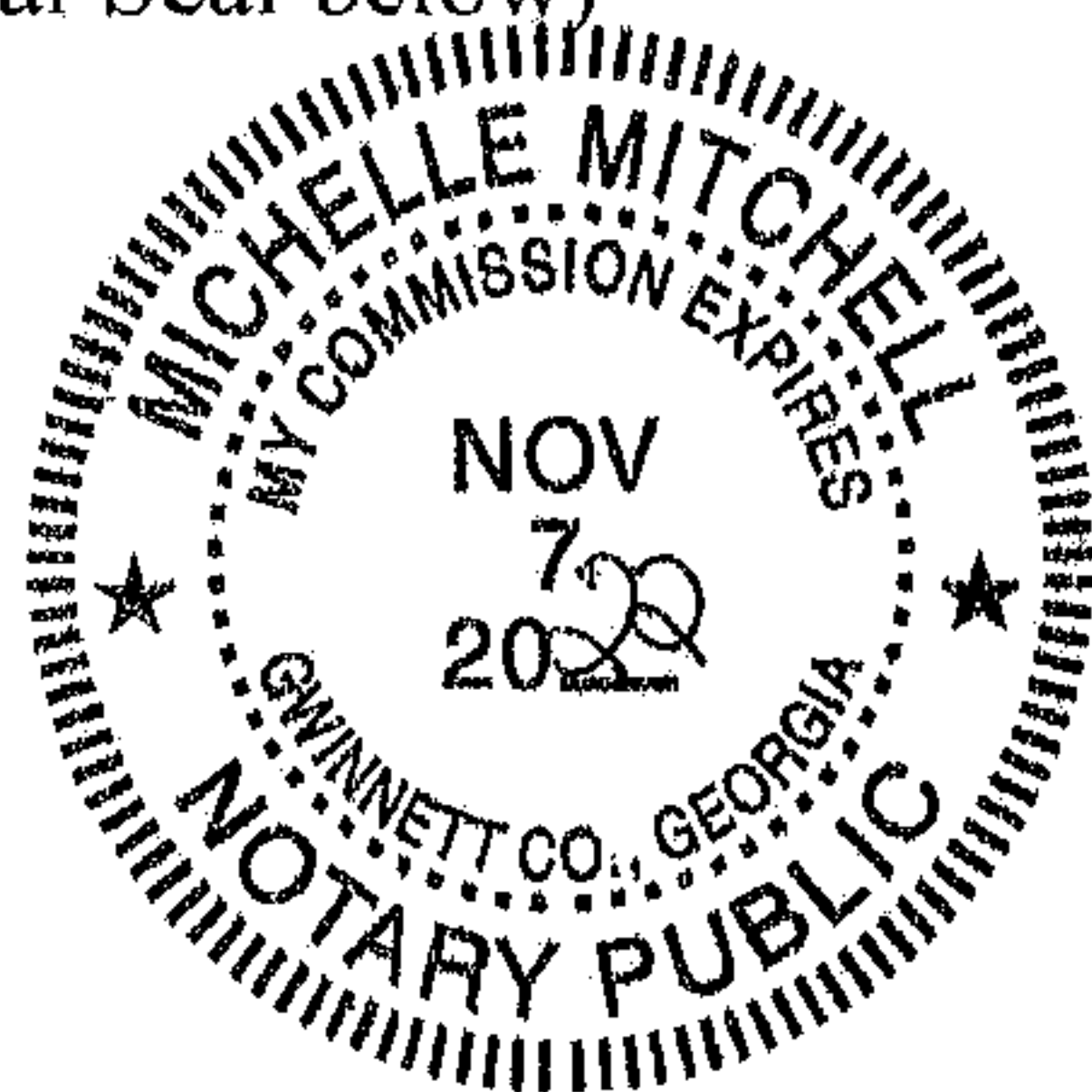
My commission expires: 11/7/2022

Barrow County, Georgia

I, a Notary Public, certify that the following person personally appeared before me this day acknowledging to me that he/she signed the foregoing document: Bridgett M. Gragg

Date: January 27, 2022

(Affix Official Seal below)



[Signature]
Official Signature of Notary Public

Print Name: Michelle Mitchell

My commission expires: 11/7/2022

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

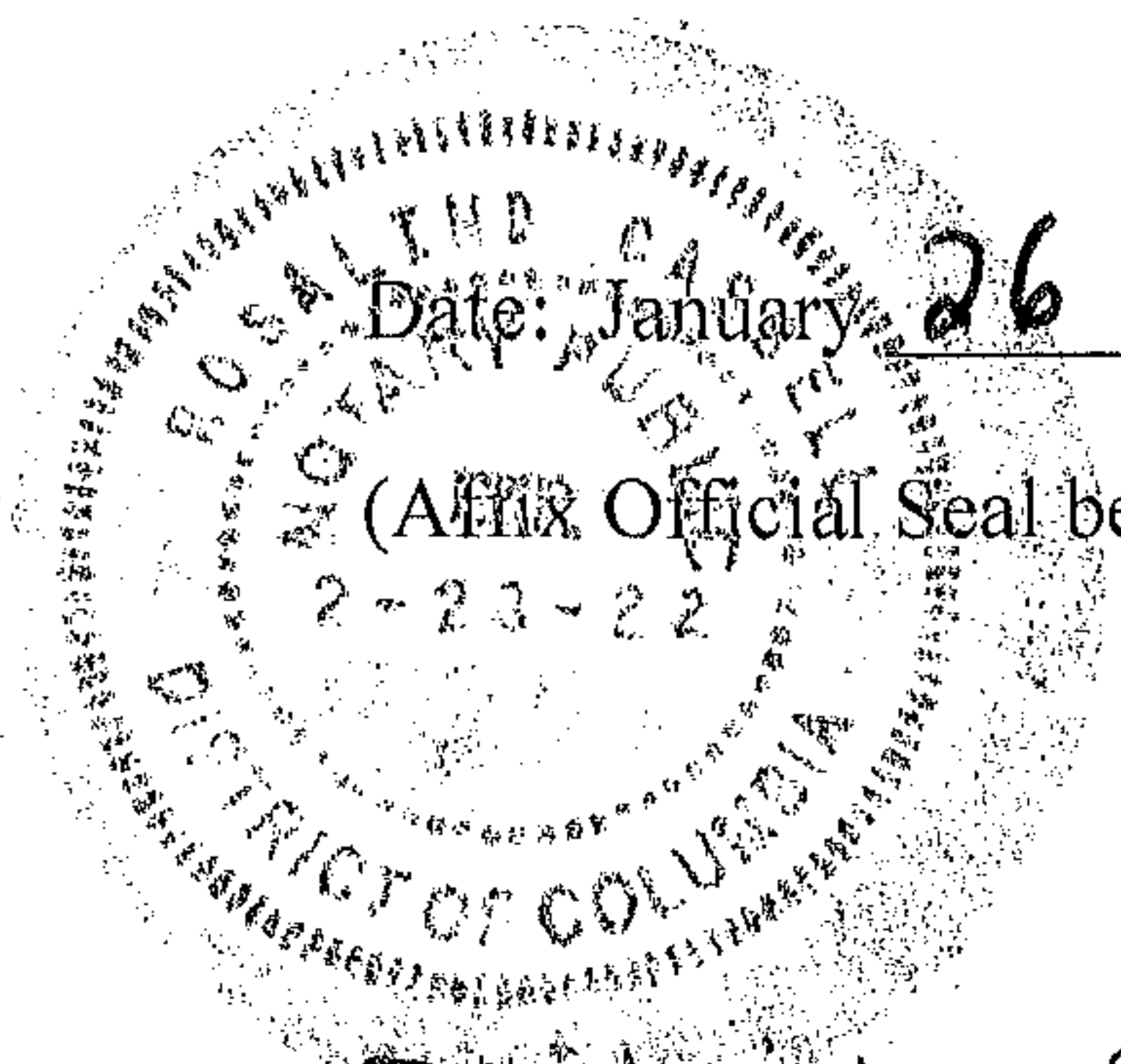
[Signature] (Seal)
Jeremy Scott Gragg

Address: 108 Bottsford Ave., Upper Marlboro, MD 20774

[Signature] (Seal)
Blanca Eliana Gragg

District of Columbia:
County, Maryland

I, a Notary Public, certify that the following person personally appeared before me this day acknowledging to me that he/she signed the foregoing document: Jeremy Scott Gragg



Date: January 26, 2022

(Affix Official Seal below)

[Signature]
Official Signature of Notary Public

Print Name: Rosalind Caspell

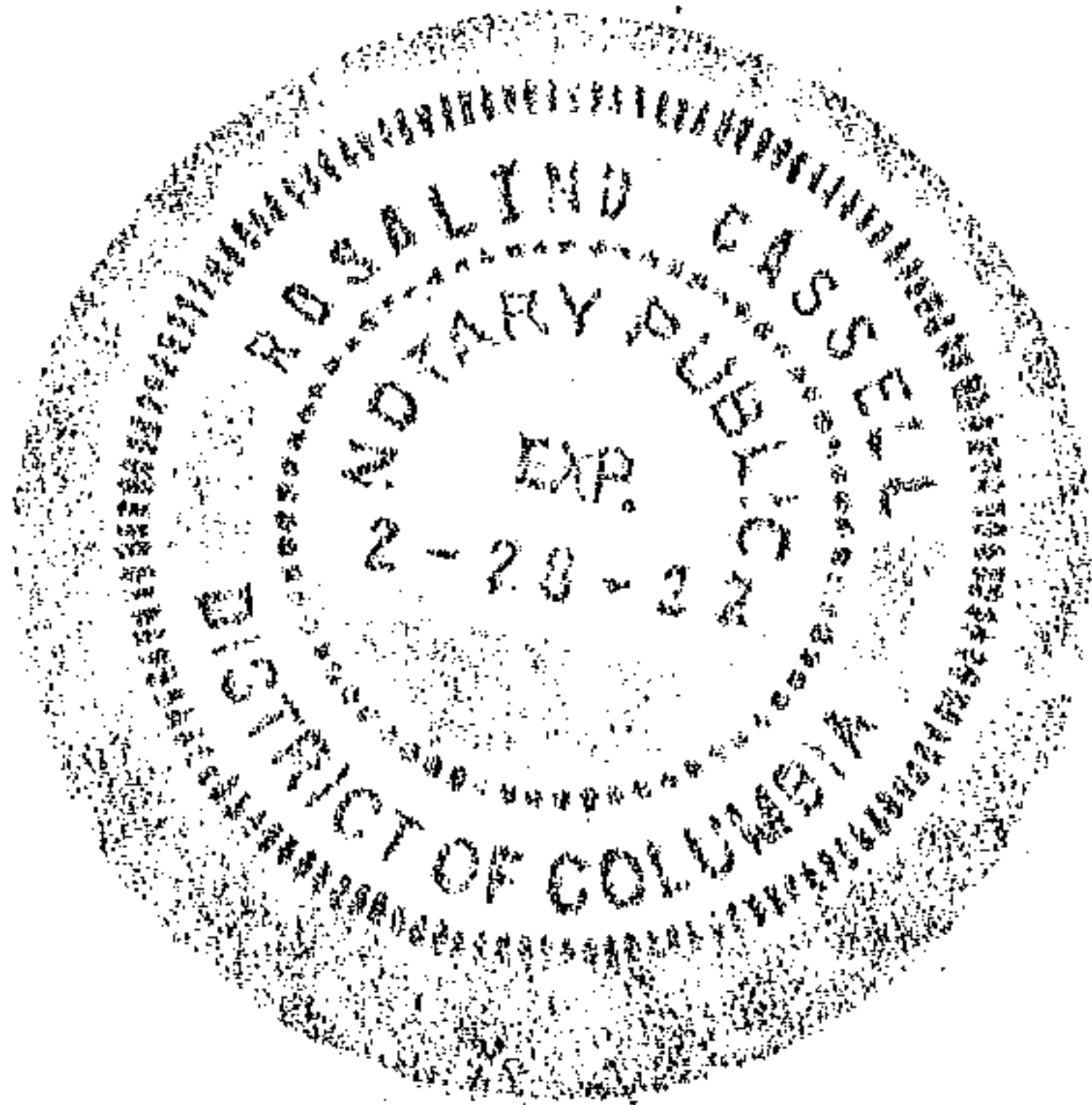
My commission expires: ROSALIND CASPELL
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires February 28, 2022

District of Columbia
County, Maryland

I, a Notary Public, certify that the following person personally appeared before me this day acknowledging to me that he/she signed the foregoing document: Blanca Eliana Gragg

Date: January 26, 2022

(Affix Official Seal below)



[Signature]
Official Signature of Notary Public

Print Name: Rosalind Caspell

My commission expires: ROSALIND CASPELL
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires February 28, 2022

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

Christopher Daniel Farr (Seal)
Christopher Daniel Farr

Address: 2264 Cardinal Road, Longview, TX 75605

Patti Farr

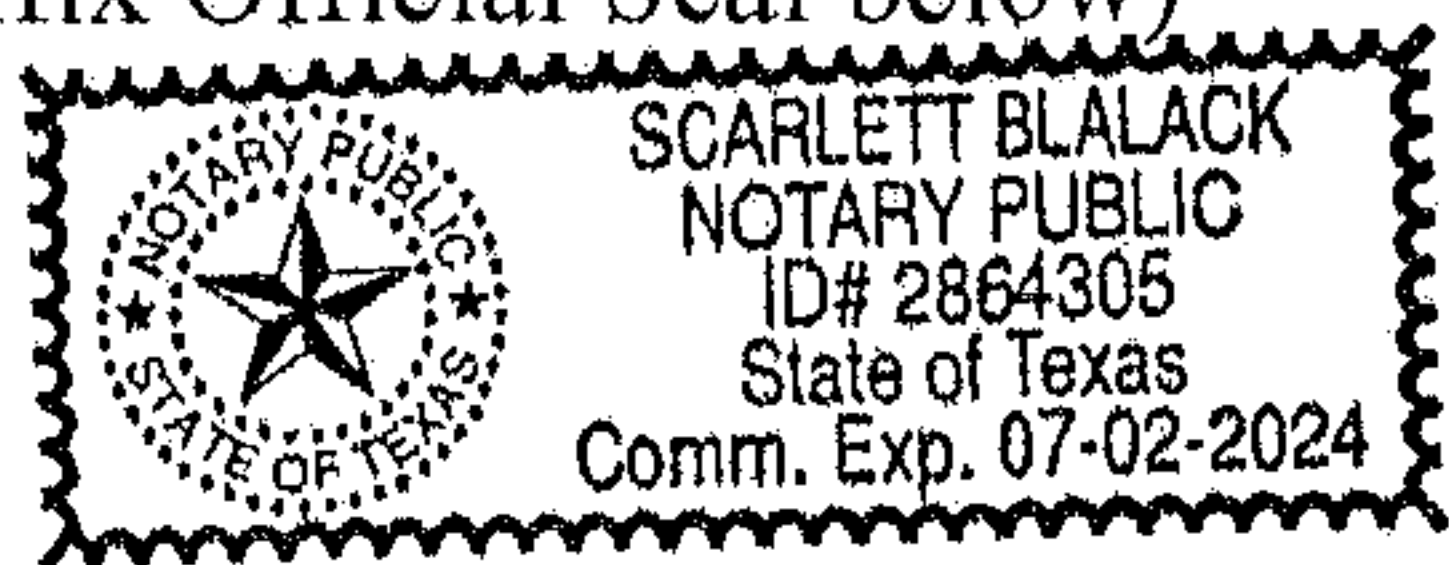
_____ County, Texas

I, a Notary Public, certify that the following person personally appeared before me this day acknowledging to me that he/she signed the foregoing document: Christopher Daniel Farr

Date: January 28th, 2022

Scarlett Blalack
Official Signature of Notary Public

(Affix Official Seal below)



Print Name: Scarlett Blalack

My commission expires: 07-02-2024

_____ County, Texas

I, a Notary Public, certify that the following person personally appeared before me this day acknowledging to me that he/she signed the foregoing document: Patti Farr

Date: January _____, 2022

Official Signature of Notary Public

(Affix Official Seal below)

Print Name: _____

My commission expires: _____

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

Christopher Daniel Farr (Seal)

Address: 2264 Cardinal Road, Longview, TX 75605

Patti Farr

Patti Farr (Seal)

_____ County, Texas

I, a Notary Public, certify that the following person personally appeared before me this day acknowledging to me that he/she signed the foregoing document: Christopher Daniel Farr

Date: January _____, 2022

(Affix Official Seal below)

Official Signature of Notary Public

Print Name: _____

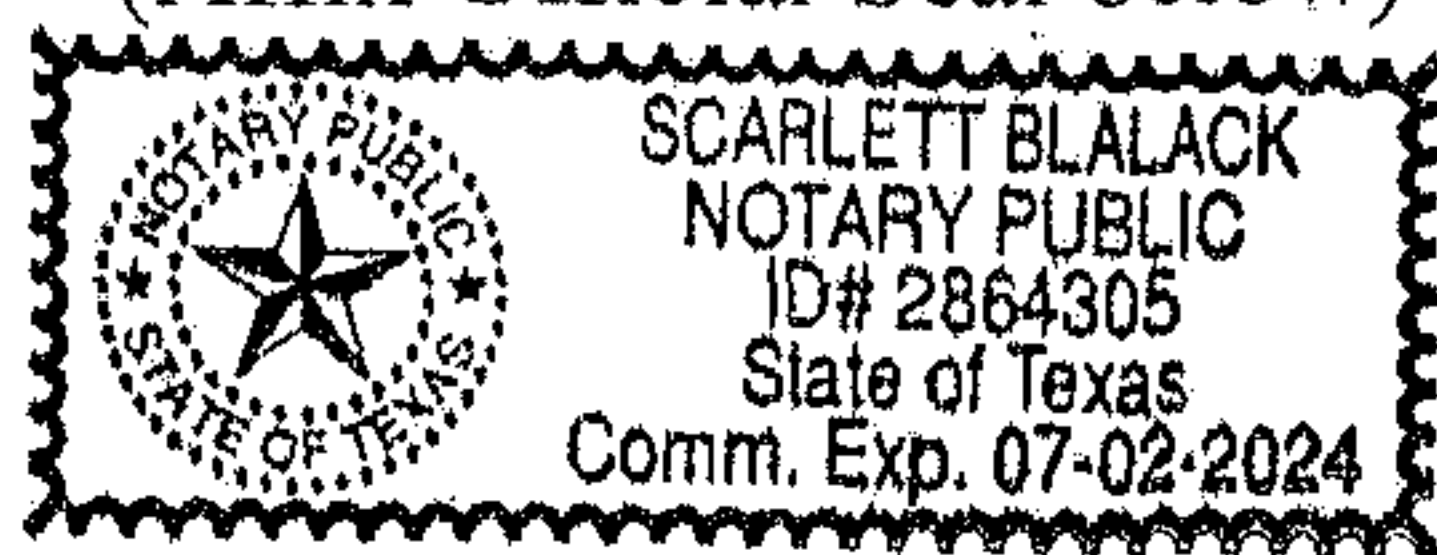
My commission expires: _____

_____ County, Texas

I, a Notary Public, certify that the following person personally appeared before me this day acknowledging to me that he/she signed the foregoing document: Patti Farr

Date: January 27th, 2022

(Affix Official Seal below)



Scarlett Blalack

Official Signature of Notary Public

Print Name: Scarlett Blalack

My commission expires: 07-02-2024

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

Misty Farr Hurt (Seal)
Misty Farr Hurt, a/k/a
Yvonne Michelle Farr Hurt

Address: 121 Leonard Barrier Road, Lexington, NC 27295

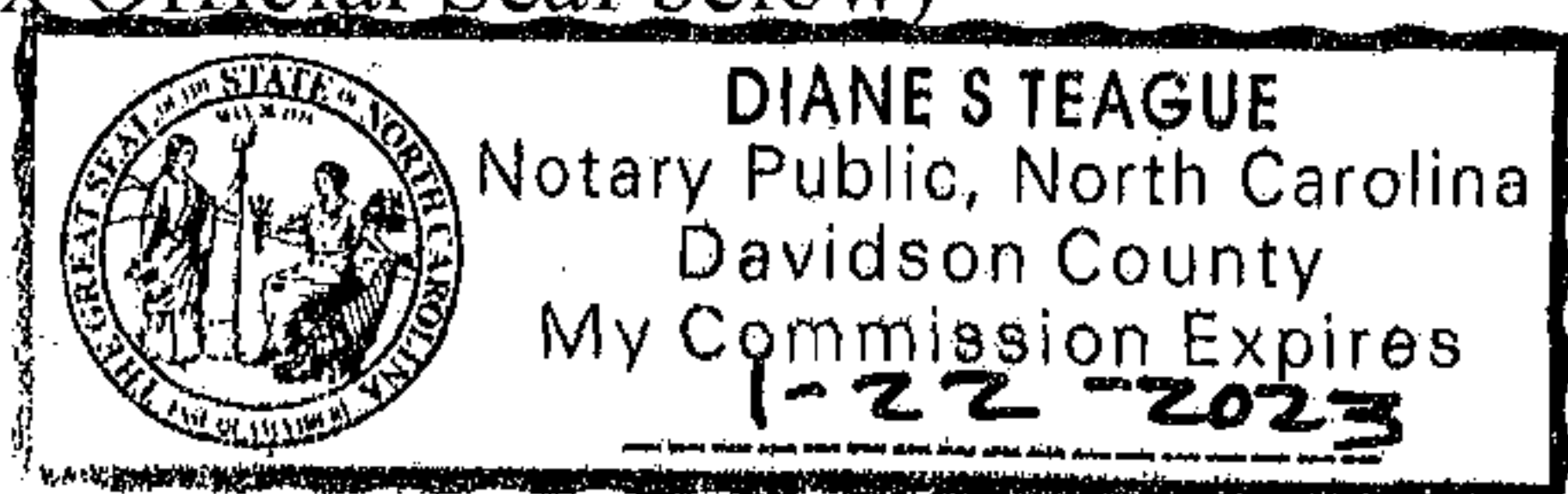
Josh Hurt (Seal)
Josh Hurt

Davidson County, North Carolina

I, a Notary Public, certify that the following person personally appeared before me this day acknowledging to me that he/she signed the foregoing document: Misty Farr Hurt

Date: January 27, 2022

(Affix Official Seal below)



Diane S Teague
Official Signature of Notary Public

Print Name: Diane S Teague

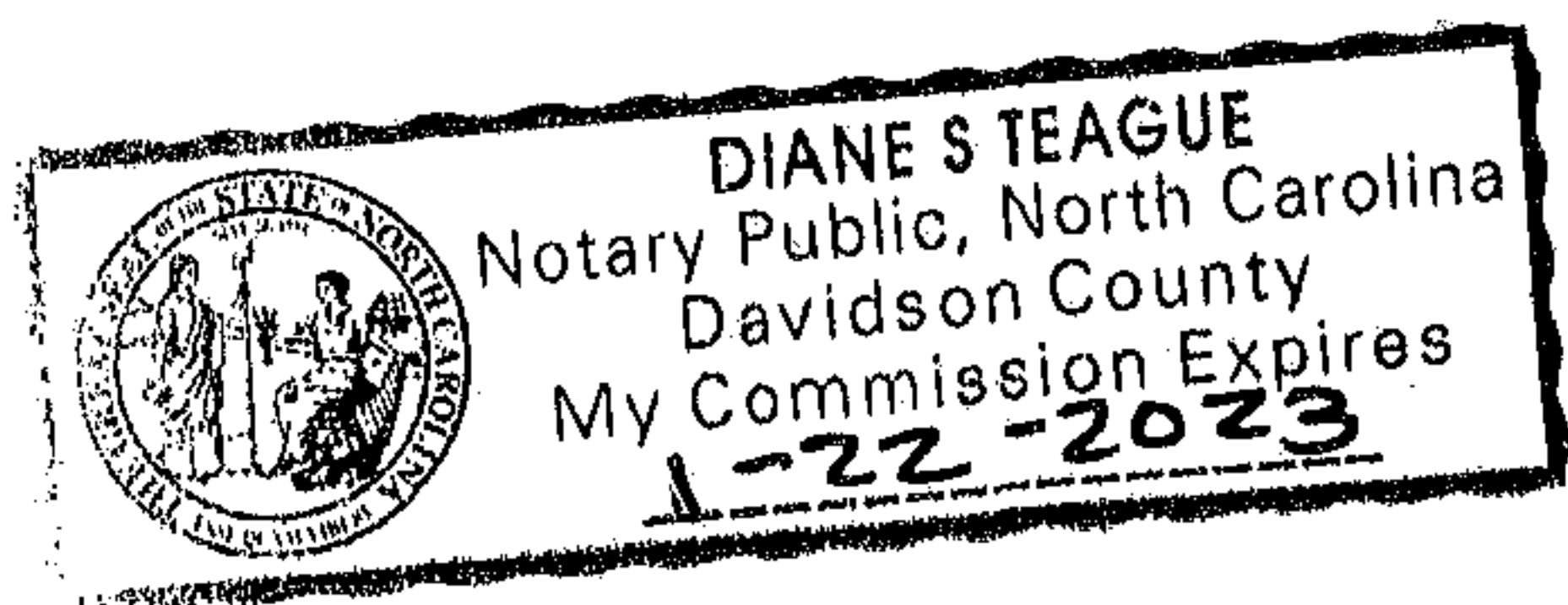
My commission expires: 1-22-2023

Davidson County, North Carolina

I, a Notary Public, certify that the following person personally appeared before me this day acknowledging to me that he/she signed the foregoing document: Josh Hurt

Date: January 27, 2022

(Affix Official Seal below)



Diane S Teague
Official Signature of Notary Public

Print Name: Diane S Teague

My commission expires: 1-22-2023

EXHIBIT A

BEING all of Lot 1, containing 5.37 acres, shown on the survey entitled " Final Plat - Wallace Gragg Property - Lot A, P.B. 96 PG.73" dated 01/20/2022 by Allred Land Surveying, PLLC, and recorded in Plat Book 124, Page 91, Orange County Registry, to which plat reference is hereby made for a more particular description of same.