

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

2021 Mar 02 02:15 PM

Book: 9248 Page: 938

NC Rev Stamp: \$ 800.00 Fee: \$ 26.00

Instrument Number: 2021010336  
 DEED

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$800.00

Parcel Identifier No. 169856 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Gwynn & Edwards, P.A., 5909 Falls of Neuse Ste 200, Raleigh NC 27609

Brief description for the Index: Tract C, Plat Book 93, Page 77

THIS DEED made this 24<sup>th</sup> day of February, 2021, by and between

GRANTOR	GRANTEE
<p>Vance S. Phillips aka Vance S. Phillips, Sr., unmarried by his Attorney-In-Fact Mary Beth Phillips George per POA recorded in Book 7901, Page 554, Durham County Registry</p> <p>2008 Fletchers Chapel Road            Durham, NC 27703</p>	<p>Edens Land Corp.,            a North Carolina professional corporation</p> <p>Property Address: 2000 Fletchers Chapel Road            Durham, NC 27703</p> <p>Mailing Address: 2314 S. Miami Blvd., Ste. 151            Durham, NC 27703</p>

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 the City of Durham, Durham County, North Carolina and more particularly described as follows:

**BEGINNING** at a stake on the East side of Fletcher's Chapel Road, at the Northwest corner of Tract "D" as shown on the plat hereinafter referred to, and running thence North 84° 15' 03" East 2066.82 feet to a stake; thence North 2° 38' 49" West 325.29 feet to a stake; thence South 86° 26' 01" West 1813.70 feet to a stake; thence South 10° 38' 20" East 100.21 feet to a stake; thence South 78° 37' 05" West 300.84 feet to a stake on the East side of Fletcher's Chapel Road; thence along and with the East side of Fletcher's Chapel Road, South 9° 50' 51" East 236.71 feet to a stake; thence continuing along and with the East side of Fletcher's Chapel Road in a curve with a radius of 2687.50 feet in a southern direction 28.48 feet to a stake, the point and place of BEGINNING, containing 16.68 acres, more or less, and being Tract "C" of the Property of the Elizabeth Carpenter Freeman Heirs, as per plat and survey of J. Watts Copley, Land Surveyor, dated 11/5/77, and now on file in Plat Book 93, at Page 77, Durham County Registry, to which reference is hereby made for a more particular description of same.

submitted electronically by "Gwynn & Edwards, PA"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Durham County Register of Deeds.