

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
**2021 Dec 09 10:53 AM**  
**Book: 9554**      **Page: 868**  
NC Rev Stamp: \$ 1300.00      Fee: \$ 26.00  
Instrument Number: 2021062770  
DEED

## **NORTH CAROLINA GENERAL WARRANTY DEED**

Prepared by Berman & Associates, Attys. (without title search)

Return to Grantee

Excise tax: \$1,300.00

Tax parcel numbers: 168381, 168335, and 168338

Grantee's mailing address: 2626 Erwin Road, Apt. 2241, Durham, NC 27705

Grantor's mailing address: 2402 Windy Hill Road, Durham, NC 27703

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

**THIS DEED**, dated December 7, 2021, is from James A. Wilfong and wife, Maria Herrera Wilfong (herein referred to jointly as the Grantor), to TBIG Properties 2, LLC, a North Carolina limited liability company (herein referred to as the Grantee).

The designations "Grantor" and "Grantee" as used herein shall include the 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 paid by the Grantee, hereby grants, bargains, sells, and conveys to the Grantee, in fee simple, all of the following-described lands lying in Durham County, North Carolina, and more particularly described on Exhibit One, which is attached hereto and which is hereby incorporated herein by reference:

submitted electronically by "Kennon Craver, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Durham County Register of Deeds.

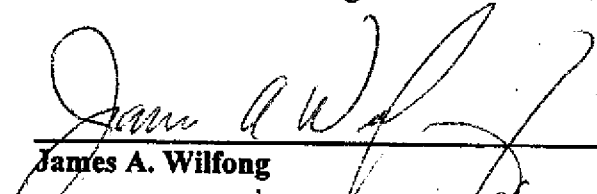
(James A. Wilfong acquired these properties by deeds recorded in Real Estate Book 1401, page 450, and Real Estate Book 2310, page 908, Durham County Registry.)

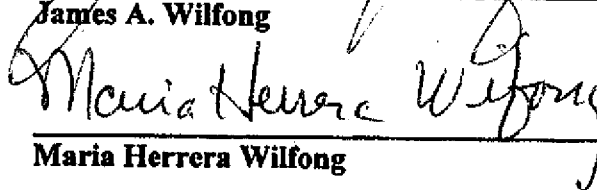
**TO HAVE AND TO HOLD** the aforesaid parcels of land and all privileges, improvements and appurtenances thereto in fee simple.

**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 hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

1. property taxes for the year of 2022 and subsequent years, not yet due and payable.
2. zoning ordinances affecting the property.
3. utility easements and unviolated covenants, conditions, or restrictions that do not materially affect the value of the property.

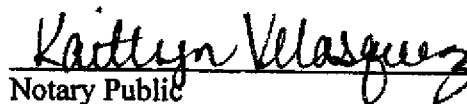
**IN WITNESS WHEREOF**, the Grantor has signed and sealed this deed.

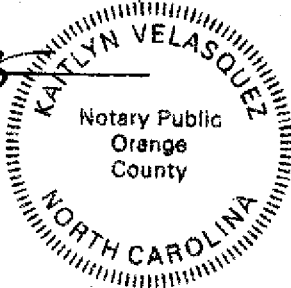
  
 \_\_\_\_\_ (SEAL)  
 James A. Wilfong

  
 \_\_\_\_\_ (SEAL)  
 Maria Herrera Wilfong

STATE OF NORTH CAROLINA, COUNTY OF Durham

I, Kaitlyn Velasquez, a notary public for the aforesaid state and Orange county, hereby certify that James A. Wilfong and Maria Herrera Wilfong personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this the 9<sup>th</sup> day of December 2021.

  
 \_\_\_\_\_  
 Notary Public



My commission expires: 12-6-26

## EXHIBIT ONE

## TRACT 1:

BEGINNING at a marker in the southern margin of the J.D. and F.W. Goldston land and the northwest corner of a parcel of land belonging to Virginia H. Bivens; and running thence with the western margin of the Virginia H. Bivens parcel South 6 deg. 20' 54" West 145.86 feet to a stake in the northern margin of Cheek Road; thence with the northern margin of Cheek Road North 78 deg. 41' 23" West 60.92 feet to a point; thence with the northern margin of Cheek Road having a radius of 1,365.03'; 183.98 feet to a point in the northern margin of the Cheek Road, being the southeast corner of the Joseph Allen Estate land; thence with the eastern margin of the Joseph Allen Estate land North 8 deg. 14' 12" East 139.42 feet to a point in the southern margin of the Lucy J. Wilkins Heirs land; thence with the southern margin of the Lucy J. Wilkins Heirs land and the J.D. and F.W. Goldston land South 83 deg. 27' 47" East 239.95 feet to the point of BEGINNING and being Tract 1 as shown on the plat made by J. Watts Copley, land surveyor, on June 16, 1970, of the property of the Haywood Morgan Heirs.

Parcel: 168338

## TRACT 2:

BEGINNING at a stake on the North side of Fish Dam Road 946 feet in a Westerly direction from the center of the Seaboard Airline Railroad and running thence North 6 deg. East 149.5 feet to a stake; thence North 83 deg. 53' West 80.1 feet to a stake, Northeast corner of Lot #3; thence South 6 deg. West 145.8 feet to a stake on the North side of the Fish Dam Road; thence along and with the North side of said Fish Dam Road South 81 deg. East 80 feet to a stake, the point of beginning, and being Lot #4 of the HAYWOOD MORGAN ESTATE as per plat and survey thereof now on file in the Office of the Register of Deeds of Durham County in Plat Book 67, Page 28, to which reference is hereby made for a more particular description of same.

Parcel: 168335

## TRACT 3:

BEGINNING at a stake in the western property line of Harvest Avenue at the southeast corner of Lot 3 in Block A of the plat hereinafter referred to; running thence South 7 degrees 24 minutes 8 seconds West 182.63 feet to a stake and point of curvature in the western property line of Harvest Avenue; thence along a curve having a radius of 20 feet, 32.77 feet to a stake and point of tangent in the northern property line of Cheek Road, North 78 degrees 43 minutes 52 seconds West 115.68 feet to a stake; thence North 6 degrees 22 minutes 49 seconds East 190.25 feet to a stake in the southern line of Lot 3 in Block A; thence with the southern property line of Lot 3 in Block A, South 84 degrees 29 minutes 10 seconds East 139.28 feet to a stake in the western property line of Harvest Avenue, at the point of beginning, and BEING all of Lot 2 in Block A, and a 50-foot strip north of and adjacent to that lot, as shown on plat of PROPERTY OF C & P INDUSTRIAL PARK, THIRD REVISION, which plat is on file in Plat Book 72, Page 9, Durham County Registry.

Parcel: 168381