

For Registration Willie L. Covington
Register of Deeds
Durham County, NC
Electronically Recorded
2016 May 05 08:44 AM NC Rev Stamp: \$ 4800.00
Book: 7924 Page: 28 Fee: \$ 26.00
Instrument Number: 2016013824
DEED

Prepared by: Ewing Law Center, P.C.
Carey L. Ewing, Esq.
2304 S. Miami Blvd., Ste. 121
Durham, NC 27703

Return to: Grantee

PID #s 191879,191886,191888

Excise tax: \$ 4,800.00

NORTH CAROLINA GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED, made this 4th day of May, 2016, between **JAMES FRANKLIN ROBERTS and wife, LILA KAY TEAGUE ROBERTS; BETSY ROBERTS MILLER and husband, CHRISTOPHER ERIC MILLER; JEANNETTE KAYE ROBERTS (unmarried); VIRGINIA PETTIGREW, and husband, THOMAS PETTIGREW; KELLY PETTIGREW (unmarried); and KARA PETTIGREW (unmarried)** (hereinafter referred to as "GRANTORS") and **CITY OF DURHAM, a North Carolina Municipal Corporation, 101 City Hall Plaza, Durham, N.C. 27701** (hereinafter referred to as "GRANTEE").

The designation Grantors 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.

BACKGROUND:

Elizabeth Marie Roberts (unmarried) conveyed to David B. Roberts and wife, Phyllis H. Roberts, James F. Roberts and wife, Lila Kay Roberts and Rebekah Roberts Fields and husband, Harold Fields a one-fourth (1/4) undivided interest in Tract 1 and Tract 2 in each of the following deeds that are recorded in Durham County Register of Deeds: (1) deed recorded December 16, 1986 in Book 1331, Page 574; (2) deed recorded January 2, 1987 in Book 1337, Page 434; (3) deed recorded April 18, 1988 in Book 1444, Page 57; and (4) deed recorded January 30, 1989 in Book 1504, Page 378, so that David B. Roberts and wife, Phyllis H. Roberts, James F. Roberts and wife, Lila Kay Roberts, and Rebekah Roberts Fields and husband, Harold Fields were seized of Tracts 1 and 2 in fee simple, Tract 1 containing 139.45 acres, more or less,

saving and excepting 3.855 acres, and Tract 2 containing 40 acres, more or less.

Hilda Roberts Marley and husband, James Ross Marley conveyed to David B. Roberts, Rebecca Roberts Fields (correct spelling is Rebekah), and James F. Roberts a tract of land containing 130.7 acres, more or less (hereinafter "Tract 3") in a deed recorded February 25, 1966 in Book 319, Page 389, Durham County Register of Deeds.

Subsequently, Phyllis H. Roberts died a citizen and resident of Durham County, North Carolina June 25, 2006 and was survived by her husband, David B. Roberts (see Durham County Estate File 06-E-904).

James Harold Fields died a citizen and resident of Lee County, North Carolina on or about July 12, 1991 and was survived by his wife, Rebekah Roberts Fields.

Rebekah Roberts Fields died testate a citizen and resident of Lee County, North Carolina June 16, 2008, leaving a Last Will And Testament devising all of her interest in all of the land owned by her in Durham County to her brother, James F. Roberts (see Lee County Estate File 08-E-202 and Durham County Estate File 08-E-1288).

David Bullock Roberts died testate a citizen and resident of Durham County, North Carolina May 19, 2007, leaving a Last Will And Testament devising his residuary estate, which contained the property conveyed herein, to Wachovia Corporation, National Association, as Trustee under that certain trust instrument dated March 26, 1998, amended and restated August 4, 2002, and amended and restated January 22, 2003 (see Durham County Estate File 07-E-650).

Wells Fargo Bank, N.A., successor by merger to Wachovia Bank, National Association, Trustee under that certain trust instrument dated March 26, 1998, amended and restated August 4, 2002, and amended and restated January 22, 2003 conveyed, a one-third (1/3) undivided interest in Tracts 1, 2, and 3 to Jeannette Kaye Roberts, Lisa Gale Roberts, and Betsy Roberts Miller, to be held as tenants in common, in a deed recorded February 8, 2011 in Book 6665, Page 63, Durham County Registry.

Lisa Gale Roberts then died testate a citizen and resident of Mecklenburg County, North Carolina leaving a Last Will And Testament devising the residue of her estate, which included her undivided interest in Tracts 1, 2, and 3 to Jeannette Kaye Roberts (20%) ,Virginia Pettigrew (25%), Thomas Pettigrew (25%), Kara Pettigrew (15%), and to Kelly Pettigrew (15%) (see Mecklenburg County Estate File 13-E-3160 and Durham County Estate File 14-E-537);

Tracts 1, 2, and 3 referred to hereinabove comprise the property conveyed to Grantee in the instant deed.

NOW, THEREFORE, Grantors, for and in valuable consideration to them in hand paid by the Grantee, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the Grantee, its successors and assigns in fee simple forever, the following described land situated, lying and being in the County of Durham and State of North Carolina, more particularly described as follows:

BEING all of that tract or parcel of land containing 286.78 acres (12,492,194 sq. ft.), more or

less, as shown on the plat entitled, "Boundary Survey For City Of Durham, 101 City Hall Plaza, Durham, North Carolina 27701, Roberts Property, 2802 Bahama Road, 2902 Bahama Road, 2620 Roberts Road," dated January 15, 2016, prepared by S.D. Puckett & Associates, PC, and recorded in Plat Book 195, Pages 298 and 299, Durham County Registry.

Said property is entirely comprised of the aforementioned Tracts 1, 2, and 3, which are more particularly described in the five (5) deeds referred to above.

Tract 1 is identified as parcel # 191886 and is also known as 2620 Roberts Road.
Tract 2 is identified as parcel # 191879 and is also known as 2802 Bahama Road.
Tract 3 is identified as parcel # 191888 and is also known as 2902 Bahama Road.

TO HAVE AND TO HOLD the aforesaid lots or parcels of land and all privileges and appurtenances thereunto belonging to the Grantee and its successors and assigns forever in fee simple.

AND the Grantors hereby covenant with the Grantee that the Grantors are legally seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land; that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: restrictions, easements, and rights-of-way of record, and ad valorem real property taxes.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals, the day and year first above written.

James Franklin Roberts

JAMES FRANKLIN ROBERTS

Lila Kay Teague Roberts

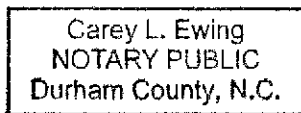
LILA KAY TEAGUE ROBERTS

STATE OF North Carolina
COUNTY OF Durham

I, Carey L. Ewing, a Notary Public in and for the aforesaid County and State, do hereby certify that **JAMES FRANKLIN ROBERTS and wife, LILA KAY TEAGUE ROBERTS** this day personally appeared before me and acknowledged the due execution of the foregoing instrument for the purpose therein expressed.

WITNESS my hand and notarial seal, this the 4th day of May, 2016.

My Commission Expires:
04/20/2017



Carey L. Ewing

Notary Public

(NOTARY SEAL)

Betsy Roberts Miller
BETSY ROBERTS MILLER

Christopher Eric Miller
CHRISTOPHER ERIC MILLER

STATE OF GEORGIA
COUNTY OF HOUSTON

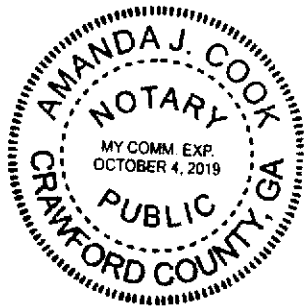
I, Amanda Cook, a Notary Public in and for the aforesaid County and State, do hereby certify that **BETSY ROBERTS MILLER and husband, CHRISTOPHER ERIC MILLER** this day personally appeared before me and acknowledged the due execution of the foregoing instrument for the purpose therein expressed.

WITNESS my hand and notarial seal, this the 29 day of April, 2016.

My Commission Expires:
10/29/2019

[Signature]
Notary Public

(NOTARY SEAL)



Jeannette Kaye Roberts
JEANNETTE KAYE ROBERTS

STATE OF FLORIDA
COUNTY OF CHARLOTTE

I, Ronald Gillis, a Notary Public in and for the aforesaid County and State, do hereby certify that **JEANNETTE KAYE ROBERTS**, unmarried, this day personally appeared before me and acknowledged the due execution of the foregoing instrument for the purpose therein expressed. Produced FL drivers license(s) as identification

WITNESS my hand and notarial seal, this the 2 day of May, 2016.

My Commission Expires:

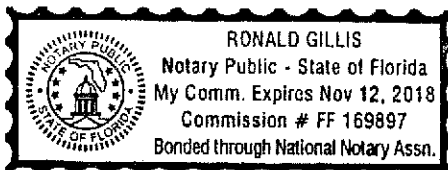
11/12/18

Ronald Gillis

Notary Public

Ronald Gillis

(NOTARY SEAL)



Virginia Pettigrew
VIRGINIA PETTIGREW

Thomas Pettigrew
THOMAS PETTIGREW

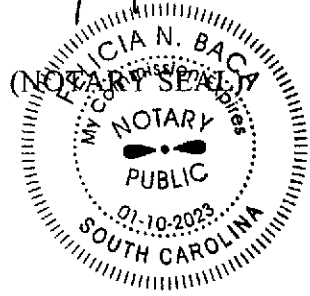
STATE OF South Carolina
COUNTY OF Colleton

I, Judicia BACA, a Notary Public in and for the aforesaid County and State, do hereby certify that **VIRGINIA PETTIGREW and husband, THOMAS PETTIGREW** this day personally appeared before me and acknowledged the due execution of the foregoing instrument for the purpose therein expressed.

WITNESS my hand and notarial seal, this the 28th day of April, 2016.

My Commission Expires:
1/10/2023

Judicia BACA
Notary Public



Kelly Pettigrew
KELLY PETTIGREW

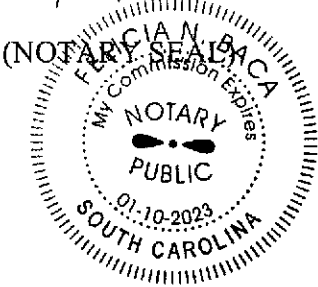
STATE OF South Carolina
COUNTY OF Greenville

I, FELICIA BACA, a Notary Public in and for the aforesaid County and State, do hereby certify that **KELLY PETTIGREW, unmarried**, this day personally appeared before me and acknowledged the due execution of the foregoing instrument for the purpose therein expressed.

WITNESS my hand and notarial seal, this the 25th day of April, 2016.

My Commission Expires:
1/10/2023

Felicia Baca
Notary Public



Kara Pettigrew
KARA PETTIGREW

STATE OF SOUTH CAROLINA
COUNTY OF DORCHESTER

I, WANDA A QUERY, a Notary Public in and for the aforesaid County and State, do hereby certify that **KARA PETTIGREW, unmarried**, this day personally appeared before me and acknowledged the due execution of the foregoing instrument for the purpose therein expressed.

WITNESS my hand and notarial seal, this the 28 day of APRIL, 2016.

My Commission Expires:
11/14/16

Wanda A Query
Notary Public

(NOTARY SEAL)

WANDA A. QUERY
Notary Public, State of South Carolina
My Commission Expires November 14th, 2016