

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
**2021 Dec 30 12:04 PM**  
**Book: 9577 Page: 40**  
NC Rev Stamp: \$ 5500.00 Fee: \$ 26.00  
Instrument Number: 2021066360  
DEED

**SPECIAL WARRANTY DEED**

Excise Tax: \$5,500.00

Tax Parcel ID Nos. 157707 and 157721 Verified by Durham County

on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Ellis & Winters LLP, 4131 Parklake Avenue, Suite 400, Raleigh, North Carolina 27612, Michael E. Winters

Brief description for the Index: Tax Parcel Nos. 157707 and 157721, having street addresses of 2912 & 2914 Page Road, Durham, North Carolina

THIS SPECIAL WARRANTY DEED, made this the 30<sup>th</sup> day of December 2021, by and between  
**GRANTOR: REX H. FRAZIER AND JENNIE D. FRAZIER**

whose mailing address is 129 Maltland Drive, Cary, North Carolina 27518

(herein referred to collectively as **Grantor**) and

**GRANTEE: GREENWOOD HOMES-RALEIGH, LLC**, a Virginia limited liability company

whose mailing address is 1628 Hidden Leaf Court, Raleigh, NC 27606

(herein referred to collectively as **Grantee**) and

**WITNESSETH:**

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Durham, State of North Carolina, more particularly described as follows:

Submitted electronically by "The Pryzwansky Law Firm"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Durham County Register of Deeds.

See Exhibit A attached hereto and incorporated herein by reference.

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 6776, Page 118 and Book 4475, Page 705, Durham County Registry.

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

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple.

And Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the lawful claims of all persons claiming by, through and under Grantor, other than the following exceptions.

This conveyance is made subject to the exceptions listed on Exhibit B attached hereto and incorporated herein by reference.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

GRANTOR:

Rex H. Frazier (SEAL)  
 Rex H. Frazier

Jennie D. Frazier (SEAL)  
 Jennie D. Frazier

STATE OF NORTH CAROLINA

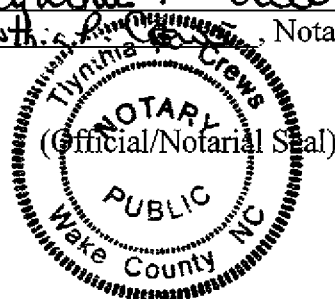
COUNTY OF Wake

I certify that the following person(s) personally appeared before me, a Notary Public of the county and state aforesaid, this day, each acknowledging to me that he or she signed the foregoing document in the capacity indicated: Rex H. Frazier and Jennie D. Frazier.

Date: December 29, 2021

Tynhia P. Crews  
 Tynhia P. Crews, Notary Public

My Commission Expires: 2-18-2025



**Exhibit A**

**Description of Land**

LYING AND BEING in Triangle Township, Durham County, North Carolina, and being more particularly described as follows:

**TRACT 1 (2914 Page Road / Parcel ID 157721):**

BEING ALL of Tract 1, containing 8.58 acres (or 373,993 square feet), more or less, consisting of (1) that area depicted as "TRACT 1 N/F REX & JENNIE FRAZIER" containing 6.96 acres, and (2) that area depicted as "REMAINING PORTION OF PIN# 0758.01-36-6079 TO BE RECOMBINED WITH PIN# 0758-01-36-1089" containing 1.62 acres, all as shown on that map entitled "SURVEY FOR REX H. & JENNIE FRAZIER", by Jimmy E. Bass, Professional Land Surveyor for Withers & Ravenel, dated April 22, 2005 and recorded in Plat Book 167, Page 142, Durham County Registry.

**TRACT 2 (2912 Page Road / Parcel ID 157707):**

BEING ALL of Tract 2, containing 1.19 acres (or 51,689 square feet), more or less, as shown on that map entitled "SURVEY FOR REX H. & JENNIE FRAZIER", by Jimmy E. Bass, Professional Land Surveyor for Withers & Ravenel, dated April 22, 2005 and recorded in Plat Book 167, Page 142, Durham County Registry.

**EXHIBIT B**

**Permitted Exceptions**

1. Taxes or assessments for the year 2022, and subsequent years, not yet due and payable.
2. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, or other adverse circumstance affecting the title disclosed by survey entitled "ALTA/NSPS Land Title Survey for 2912 & 2914 Page Road" by Jonathan F. Murphy, P.L.S., dated December 23, 2021.
3. Rights of tenants in possession, as tenants only, under the following unrecorded leases: Verbal agreement with Adam Walker, Tenant. (There is no written agreement or lease and term is month-to-month).
4. Building restriction lines, easements, rights of way or any other facts shown on plat recorded in Plat Book 167, Page 142; Plat Book 97, Page 159 and Plat Book 89, Page 67, Durham County Registry.
5. Easements(s) and/or Right(s) of Way to Duke Energy Corporation recorded in Book 4928, Page 108 and Book 4928, Page 111, Durham County Registry.
6. Declaration of Access recorded in Book 6088, Page 940, Durham County Registry.
7. Easement(s) and/or Right(s) of Way to Duke Power Company recorded in Book 945, Page 407, Durham County Registry.