

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

2021 Jul 08 12:41 PM

Book: 9389 Page: 678

NC Rev Stamp: \$ 1296.00 Fee: \$ 26.00

Instrument Number: 2021034510
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 1296⁰⁰

Parcel Identifier No 0810-11-55-7684; 0810-11-55-8711; 0810-11-55-7863 Verified by _____ County on the ____ day of _____, 20_____

By: _____

Mail/Box to: Grantee Listed Below

This instrument was prepared by: Law Office of Jennifer Haynes Rose 1135 KILDIARE FARM ROAD #200 Cary, NC 27511

Brief Description for the Index: 3307, 3309 and 3311 Old Chapel Hill Road

THIS DEED made this 7 day of June, 2021 by and between

GRANTOR

GRANTEE

PATRICIA DANIEL, widow of A WAYNE DANIEL
DORIS DANIEL, widow of WESLEY R. DANIEL

LING WU

MAILING ADDRESS:

3608 ALMAN DRIVE
DURHAM, NC 27705

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 or parcel of land situated in the City OF _____, _____ Township, DURHAM County, North Carolina and more particularly described as follows:

SEE Exhibit A, attached hereto as if fully set forth

The property hereinabove described was acquired by Grantor by instrument recorded in BOOK _____, Page _____, DURHAM County Registry.

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

A map showing the above described property is recorded in Book of Maps _____, Page _____, DURHAM County Registry.

Submitted electronically by Jennifer Haynes Rose Law Office in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

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 hereinafter stated:

Title to the Property is subject to the following exceptions:

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

_____ (SEAL)

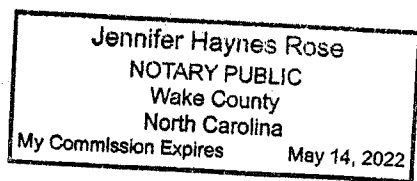
 BY: _____ (Entity Name) _____ Print/Type Name
 _____ Doris Daniel _____ (SEAL)
 Print/Type Name & Title: _____ Print/Type Name DORIS DANIEL
 By: _____ (SEAL)
 Print/Type Name & Title: _____ Print/Type Name:
 By: _____ (SEAL)
 Print/Type Name & Title: _____ Print/Type Name: _____

State of NC - County of Wake

I, Jennifer Haynes Rose the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that DORIS DANIEL personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 10 day of JUNE, 2021.

Jennifer Haynes Rose
 NOTARY PUBLIC
Jennifer Haynes Rose
 printed or typed name

My Commission Expires: 5-14-22
(Affix Seal)



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 hereinafter stated:

Title to the Property is subject to the following exceptions:

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

Patricia Daniel (SEAL)

(Entity Name)

Print/Type Name PATRICIA DANIEL

BY: _____

_____ (SEAL)

Print/Type Name & Title: _____

Print/Type Name DORIS DANIEL

By: _____

_____ (SEAL)

Print/Type Name & Title: _____

Print/Type Name:

By: _____

_____ (SEAL)

Print/Type Name & Title: _____

Print/Type Name: _____

State of SOUTH CAROLINA - County of HORRY

I, CARLA WESSELLS the undersigned Notary Public of the County or City of HORRY and State aforesaid, certify that PATRICIA DANIEL personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 7 day of ~~JUNE~~, 2021.

JULY 07

Carla Wessells

NOTARY PUBLIC

CARLA WESSELLS

printed or typed name

My Commission Expires: NOV. 26, 2023
(Affix Seal)

CARLA WESSELLS
NOTARY PUBLIC
State of South Carolina
My Commission Expires Nov. 26, 2023

Exhibit

EXHIBIT A

LEGAL DESCRIPTION FOR LOT A (NC PIN 0810-11-55-7863) AS DESCRIBED IN DB 6014 PG 758 AS LOT 29 AS SHOWN IN PB 5B PG 101:

BEGINNING AT AN EXISTING IRON STAKE HAVING NAD'83 (2011) NC GRID COORDINATES OF N:805894.24' AND E: 2015685.61' (US SURVEY FEET) ALONG THE 60' RIGHT-OF-WAY OF CHAPEL HILL RD AND BEING THE PLACE AND **POINT OF BEGINNING**;
THENCE S 69°22'43" E A DISTANCE OF 184.11' TO A SET IRON PIPE;
THENCE S 20°35'19" W A DISTANCE OF 76.02' TO AN EXISTING IRON PIPE;
THENCE N 69°01'17" W A DISTANCE OF 184.70' TO A POINT ALONG THE CHAPEL HILL RD RIGHT-OF-WAY;
THENCE ALONG THE CHAPEL HILL RD RIGHT-OF-WAY, N 21°02'23" E A DISTANCE OF 74.87' TO THE PLACE AND **POINT OF BEGINNING**;
CONTAINING 0.319 ACRES, MORE OR LESS.

LEGAL DESCRIPTION FOR LOT B & C (NC PIN 0810-11-55-8711) AS DESCRIBED IN DB 6014 PG 758 AS ALL OF LOTS 30 & 30 ½ AND THE NORTHERN 25' OF LOTS 31 & 31 ½ AS SHOWN IN PB 5B PG 101:

BEGINNING AT AN EXISTING IRON STAKE HAVING NAD'83 (2011) NCGRID COORDINATES OF N:805894.24' AND E: 2015685.61' (US SURVEY FEET) ALONG THE 60' RIGHT-OF-WAY OF CHAPEL HILL RD;
THENCE ALONG THE CHAPEL HILL RD RIGHT-OF-WAY, S 21°02'23" W A DISTANCE OF 74.87' TO A POINT AND BEING THE PLACE AND **POINT OF BEGINNING**;
THENCE S 69°01'17" E A DISTANCE OF 184.70' TO AN EXISTING IRON PIPE;
THENCE S 69°37'47" E A DISTANCE OF 199.11' TO AN EXISTING IRON PIPE ALONG THE 24' RIGHT-OF-WAY OF SWANSEA STREET (UNOPENED);
THENCE ALONG THE SWANSEA STREET RIGHT-OF-WAY, S 20°39'47" W A DISTANCE OF 100.00' TO A BENT EXISTING IRON PIPE;
THENCE N 69°20'13" W A DISTANCE OF 200.00' TO A POINT;
THENCE CONTINUING N 69°20'13" W A DISTANCE OF 183.27' TO A SET IRON PIPE ALONG THE CHAPEL HILL RD RIGHT-OF-WAY;
THENCE ALONG THE CHAPEL HILL RD RIGHT-OF-WAY, N 20°21'32" E A DISTANCE OF 100.00' TO THE PLACE AND **POINT OF BEGINNING**;
CONTAINING 0.876 ACRES MORE OR LESS.

LEGAL DESCRIPTION FOR LOT D (NC PIN 0810-11-55-7684) AS DESCRIBED IN DB 4495 PG 714 AS SHOWN AS LOTS 31 & 31 ½ IN PB 5B PG 101, EXCEPT THE POSSIBLE OVERLAPS CREATED BY PB 148 PG 75 AND OWNED BY DAVID S BROOKS IN DB 6955 PG 247, AND VOID OF THE SWANSEA STREET RIGHT-OF-WAY DEDICATION AS SHOWN ON PB 148 PG 75:

BEGINNING AT AN EXISTING IRON STAKE HAVING NAD'83 (2011) NC GRID COORDINATES OF N:805894.24' AND E: 2015685.61' (US SURVEY FEET) ALONG THE 60' RIGHT-OF-WAY OF CHAPEL HILL RD;
THENCE ALONG THE CHAPEL HILL RD RIGHT-OF-WAY, S 21°02'23" W A DISTANCE OF 74.87' TO A POINT;
THENCE CONTINUING ALONG THE CHAPEL HILL RD RIGHT-OF-WAY, S 20°21'32" W A DISTANCE OF 100.00' TO A SET IRON PIPE AND BEING THE PLACE AND **POINT OF BEGINNING**;
THENCE S 69°20'13" E A DISTANCE OF 183.27' TO A POINT;
THENCE CONTINUING S 69°20'13" E A DISTANCE OF 200.00' TO A BENT EXISTING IRON PIPE ALONG THE 24' RIGHT-OF-WAY OF SWANSEA STREET (UNOPENED);
THENCE ALONG THE SWANSEA STREET RIGHT-OF-WAY, S 20°39'47" W A DISTANCE OF 50.00' TO A BENT EXISTING IRON PIPE;
THENCE N 69°20'58" W A DISTANCE OF 9.68' TO A POINT;
THENCE CONTINUING N 69°20'58" W A DISTANCE OF 198.95' TO A POINT;
THENCE CONTINUING ALONG THE REAR LOT LINE OF DAVID S BROOKS REFERENCED BY DB 6955 PG 247 AND SHOWN AS LOT 1 IN PB 148 PG 75, N 13°10'12" W A DISTANCE OF 10.58' TO AN EXISTING IRON PIPE;
THENCE N 72°50'25" W A DISTANCE OF 172.25' TO THE CHAPEL HILL RD RIGHT-OF-WAY;
THENCE ALONG THE CHAPEL HILL RD RIGHT-OF-WAY, N 19°08'21" E A DISTANCE OF 50.10' TO THE PLACE AND **POINT OF BEGINNING**;
CONTAINING 0.419 ACRES MORE OR LESS.

LEGAL DESCRIPTION FOR LOT F (NC PIN 0810-11-55-7684) AS DESCRIBED IN DB 4495 PG 714 AS SHOWN AS LOT "L.C." (32 ½) AS SHOWN IN PB 5B PG 101, RECOGNIZING THE NEW PROPERTY LINE AS SHOWN IN PB 148 PG 75, EXCEPT THE POSSIBLE OVERLAP CREATED BY PB 148 PG 75, EXCEPT THE PORTION OF SWANSEA STREET RIGHT-OF-WAY DEDICATION AS SHOWN ON PB 148 PG 75:

BEGINNING AT AN EXISTING IRON STAKE HAVING NAD'83 (2011) NC GRID COORDINATES OF N:805894.24' AND E: 2015685.61' (US SURVEY FEET) ALONG THE 60' RIGHT-OF-WAY OF CHAPEL HILL RD;
THENCE ALONG THE CHAPEL HILL RD RIGHT-OF-WAY, S 21°02'23" W A DISTANCE OF 74.87' TO A POINT;
THENCE CONTINUING ALONG THE CHAPEL HILL RD RIGHT-OF-WAY, S 20°21'32" W A DISTANCE OF 100.00' TO A SET IRON PIPE;
THENCE CONTINUING ALONG THE CHAPEL HILL RD RIGHT-OF-WAY, S 19°08'21" W 50.10' TO AN EXISTING IRON PIPE;
THENCE S 69°20'58" E A DISTANCE OF 173.30' TO A POINT AND BEING THE PLACE AND **POINT OF BEGINNING**;
THENCE CONTINUING S 69°20'58" E A DISTANCE OF 198.95' TO A POINT ALONG THE DEDICATED SWANSEA STREET RIGHT-OF-WAY AS SHOWN ON PB 148 PG 75;
THENCE S ALONG THE SWANSEA STREET RIGHT-OF-WAY, S 9°12'28" W A DISTANCE OF 25.67' TO A POINT;
THENCE N 76°49'49" W A DISTANCE OF 199.03' TO AN EXISTING IRON PIPE;
THENCE N 13°10'12" E A DISTANCE OF 51.51' TO THE PLACE AND **POINT OF BEGINNING**;
CONTAINING 0.175 ACRES MORE OR LESS.

