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**NORTH CAROLINA  
SPECIAL WARRANTY DEED**

Excise Tax: \$1000.00 Recording Time, Book and Page  
Parcel Identifier Nos. 9844688078; 9844781300 *YPC*

Mail after recording to: Grantee  
This instrument was prepared by: Ronald G. Coulter, Attorney at Law

THIS DEED made this 26<sup>th</sup> day of October, 2021, by and between

**GRANTOR**

**EFLAND REAL PROPERTY, LLC, A North Carolina Limited Liability Company**  
Mailing Address: 708 NC Highway 57, Hillsborough, NC 27278

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**GRANTEE**

**MARLENE C. COULTER, Unmarried**  
Mailing Address: 6100 Boston Road, Roxboro, NC 27574

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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 \_\_\_\_\_, Cheeks Township, Orange County, North Carolina, and more particularly described as follows:

See the attached Exhibit, which is incorporated herein by reference.

The property herein described was acquired by Grantor by instrument recorded in Book 5958, Page 237.

A map showing Tract 1 of the above described property is recorded in Plat Book 108, Page 191.

Submitted electronically by "Ronald G. Coulter, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Orange County Register of Deeds.

The above described property does not include the primary residence of the Grantor.

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 has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is hereby conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of ways and easements properly of record, if any and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

EFLAND REAL PROPERTY, LLC, A North Carolina Limited Liability Company

By: Gail Wilkerson (SEAL)  
Gail Wilkerson, Manager

STATE OF NORTH CAROLINA  
Durham COUNTY

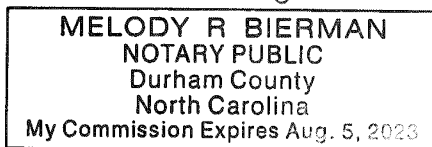
I, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Gail Wilkerson, Manager for EFLAND REAL PROPERTY, LLC, A North Carolina Limited Liability Company, Grantor.

Witness my hand and official stamp or seal, this the 26<sup>th</sup> day of October, 2021.

My Commission Expires: August 5, 2023

Melody R. Bierman  
Notary Public

SEAL:



**EXHIBIT A****REAL PROPERTY OF MARLENE C. COULTER****Tract 1:**

**BEING** all of that tract, containing 15.138 acres, more or less, according to the plat of survey by Coulter, Jewell, Thames R.A. dated July 11, 2011, lying on the south side of N. C. Highway # 70, and entitled "Sewer Easement Plat of Property of C. M. Wilson Efland Trust" and recorded in Plat Book 108, Page 191, of the Orange County Registry, to which plat reference is hereby made for a more particular description of the property conveyed.

This being the same property described as Tract 4 in the Deed to Efland Real Property, LLC recorded in Book 5958, Page 237 of the Orange County Registry.

**PIN: 9844688078**

**Tract 2:**

**BEGINNING** at a rock in the line of Thompson Heirs, John L. Efland's corner; running thence North 3 chains and 32 links to John L. Efland's Northwest corner; thence with N. C. Highway # 70 North 88 ½ degrees West 3 chains to John L. Efland's northeast corner; thence along a new line South 3 chains and 32 links to a rock in the line of the Thompson Heirs; thence with said Thompson Heirs line South 88 ½ degrees East 3 chains to the **BEGINNING**, containing one acre, more or less,. The above being a part of Lot # 1 in the division of the Frank Thompson land and known as the George M. Thompson homeplace. For further reference see Deed Book 77, Page 558, George M. Thompson and wife to John L. Efland.

This being the same property described as Tract 3 in the Deed to Efland Real Property, LLC recorded in Book 5958, Page 237 of the Orange County Registry.

**PIN: 9844781300**