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20160601000111450 DEED  
Bk:RB6132 Pg:32  
06/01/2016 01:40:45 PM 1/9

FILED Mark Chilton  
Register of Deeds, Orange Co., NC  
Recording Fee: \$44.00  
NC Real Estate TX: \$2200.00 MB

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

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Excise Tax: \$2,200.00	Recording Time, Book and Page
Tax Map No.	Parcel ID Nos. 9840-15-1562 and 9830-84-3645 <i>PC</i>

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Mail after recording to: Clearwind Farm, 3908 Fern Creek Lane, Chapel Hill, NC 27516  
This instrument was prepared by: Ann Marie Vosburg, Attorney at Law

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THIS DEED made this 8 day of APRIL, 2016 by and between

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**GRANTOR**

- Virginia Ivey Ferguson, Administrator and
- Rachel Boswell Page, Co-Administrator
- Virginia Ivey Ferguson, Individually (Widow)
- Rachel Boswell Page, Individually (Widow)
- Charles S. Boswell and Mary Jo Boswell, his wife
- Shawn P. Boswell, Executor of Estate of John Boswell
- Shawn P. Boswell, Individually and Rhonda Elaine Boswell, his wife
- Jeffrey L. Boswell and Marcia Boswell, his wife
- Jason J. Boswell and Ashley Boswell, his wife
- Janet Lee, (Widow)
- Rebecca W. Lutterloh, widow
- Jerry Wayne Lloyd and Wanda Faye Lloyd, his wife
- Mary Alice Myers and John Myers, her husband
- Ann James and William James, her husband
- Kay C. Swanson and Paul Joseph Swanson, her husband
- Mary Riggsbee Campbell, (Widow)
- Martha May Williams and Shawn Williams, her husband
- William Cullen May, Single

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**GRANTEE**

CLEARWIND FARM, LLC, a North Carolina limited liability company  
CLEARWIND FARM  
3908 FERN CREEK LANE  
CHAPEL HILL, NC 27516

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Submitted electronically by "Bagwell Holt Smith-SV"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Orange County Register of Deeds.

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 and more particularly described as follows:

**See Attached Exhibit "A"**

For Chain of Title, see Estate of Aubrey W. Ivey, 15-E-86, Orange County CSC, the Estate of John Preston Boswell, 16-E-145, Orange County CSC, the Estate of Willie Edna Riggsbee, 07-E-462, Orange County CSC, and the Estate of Judy Riggsbee May, 05-E-368, Orange County CSC, and the Estate of Frances Campbell, 11-E-23, Durham County CSC.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

*Virginia Ivey Ferguson* (SEAL)  
VIRGINIA IVEY FERGUSON, ADMINISTRATOR

*Rachel Boswell Page* (SEAL)  
RACHEL BOSWELL PAGE, CO-ADMINISTRATOR

*Virginia Ivey Ferguson* (SEAL)  
VIRGINIA IVEY FERGUSON, INDIVIDUALLY

*Rachel Boswell Page* (SEAL)  
RACHEL BOSWELL PAGE, INDIVIDUALLY

*Charles S. Boswell* (SEAL)  
CHARLES S. BOSWELL



Mary Jo Boswell (SEAL)  
MARY JO BOSWELL

Shawn P. Boswell (SEAL)  
SHAWN P. BOSWELL, EXECUTOR OF ESTATE OF  
JOHN BOSWELL

Shawn P. Boswell (SEAL)  
SHAWN P. BOSWELL, INDIVIDUALLY

Rhonda Elaine Boswell (SEAL)  
RHONDA ELAINE BOSWELL

Jeffrey L. Boswell (SEAL)  
JEFFREY L. BOSWELL

Marcia Boswell (SEAL)  
MARCIA BOSWELL

Jason J. Boswell (SEAL)  
JASON J. BOSWELL

Ashley Boswell (SEAL)  
ASHLEY BOSWELL

Janet Lee (SEAL)  
JANET LEE

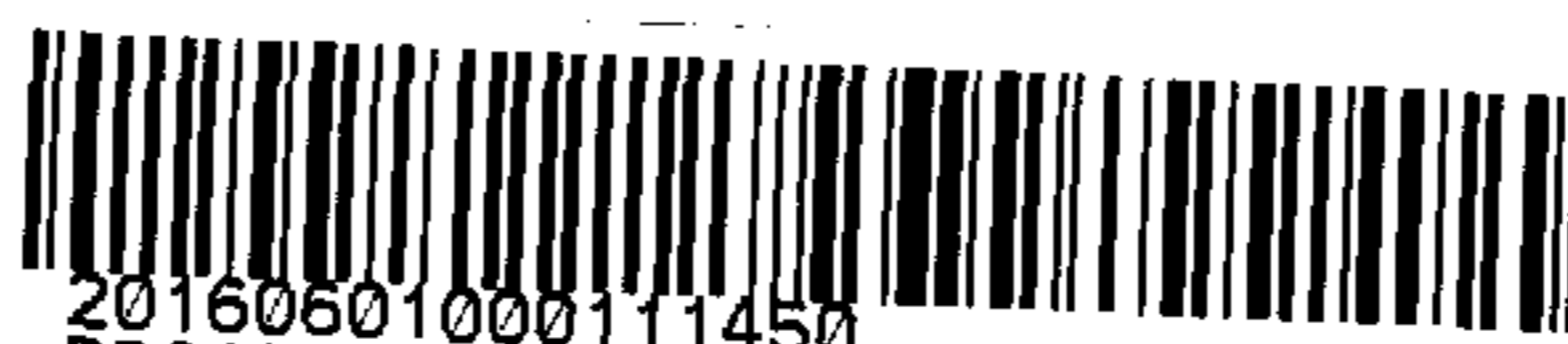
Rebecca W. Lutterloh (SEAL)  
REBECCA W. LUTTERLOH

Jerry Wayne Lloyd (SEAL)  
JERRY WAYNE LLOYD

Wanda Faye Lloyd (SEAL)  
WANDA FAYE LLOYD

Mary Alice Myers (SEAL)  
MARY ALICE MYERS

John A. Myers (SEAL)  
JOHN MYERS



Ann James (SEAL)  
ANN JAMES

William James (SEAL)  
WILLIAM JAMES

Kay C. Swanson (SEAL)  
KAY C. SWANSON

Paul Joseph Swanson (SEAL)  
PAUL JOSEPH SWANSON

Mary Riggsbee Campbell (SEAL)  
MARY RIGGSBEE CAMPBELL

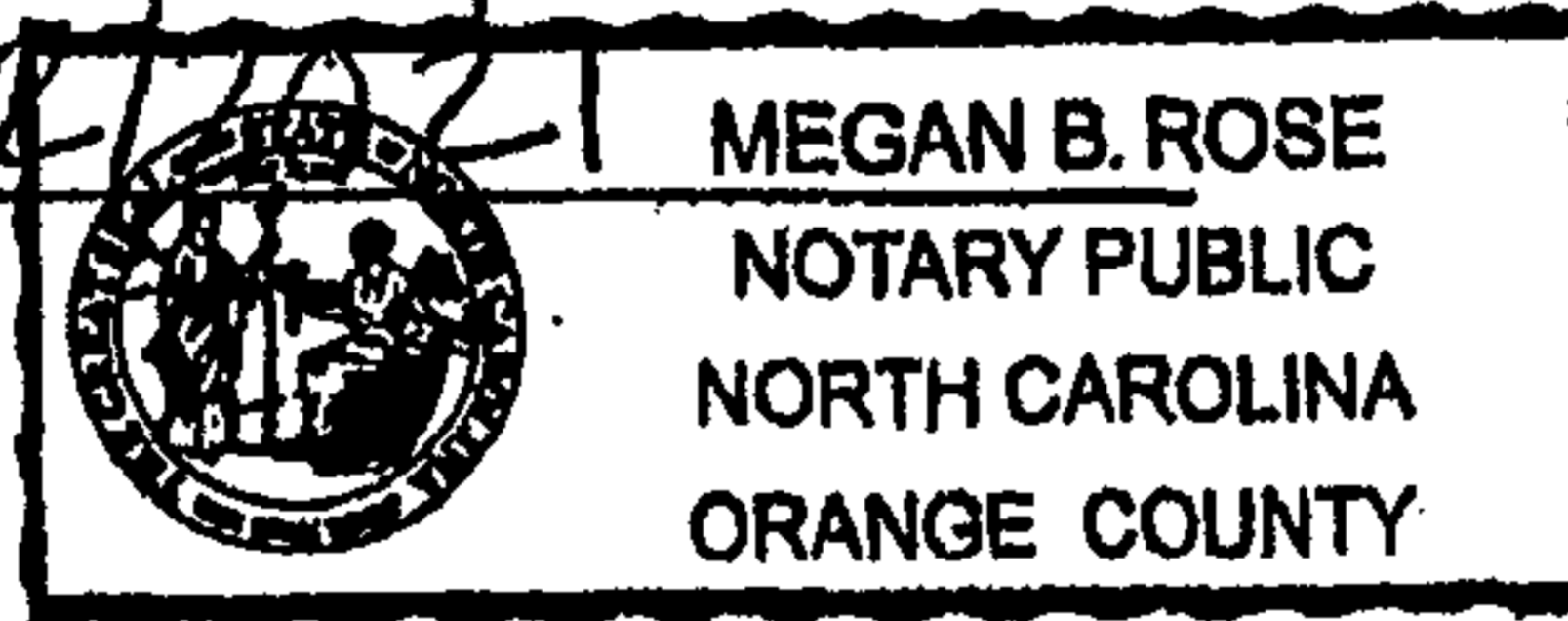
Martha May Williams (SEAL)  
MARTHA MAY WILLIAMS

Shawn Williams (SEAL)  
SHAWN WILLIAMS

William Cullen May (SEAL)  
WILLIAM CULLEN MAY

NORTH CAROLINA Orange COUNTY

I certify that the following person(s) VIRGINIA IVEY FERGUSON, ADMINISTRATOR personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document. Witness my hand and official stamp or seal, this the 6 day of May, 2016.

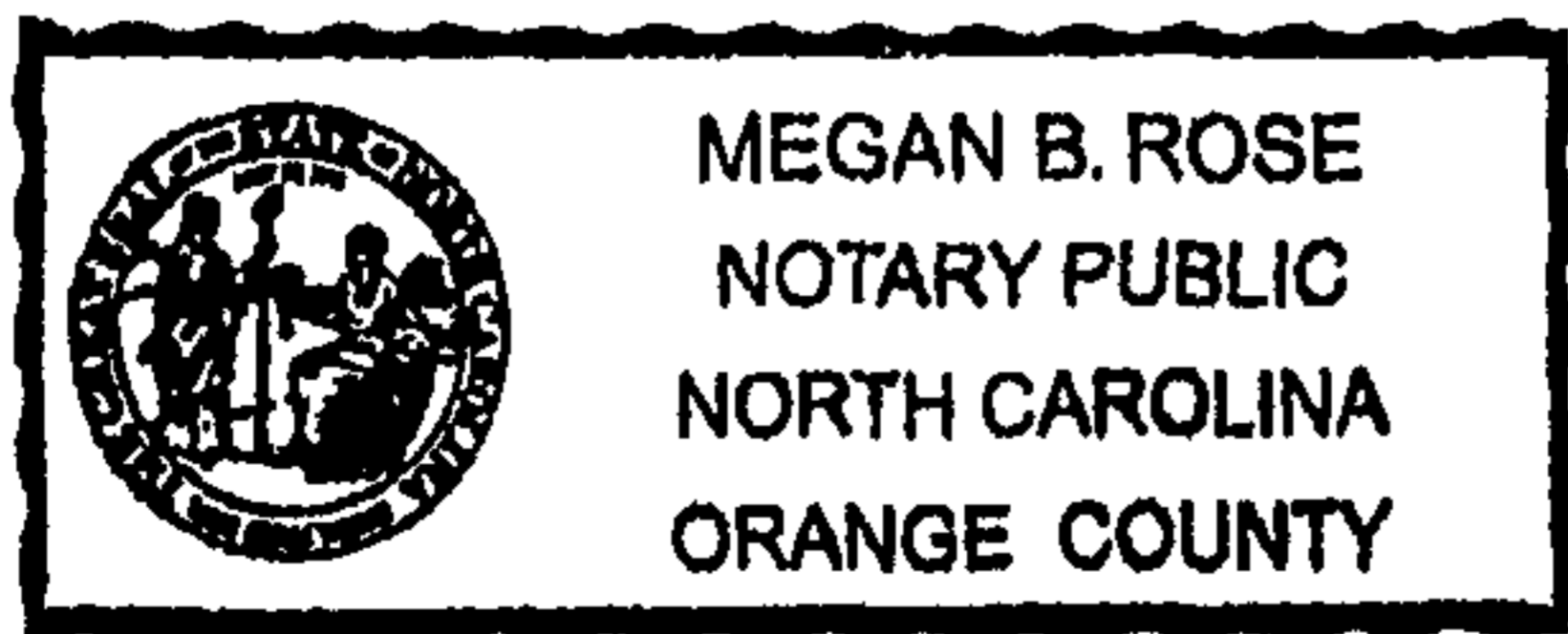
My Commission Expires: 3/2/2021  
 MEGAN B. ROSE  
NOTARY PUBLIC  
NORTH CAROLINA  
ORANGE COUNTY

Megan B. Rose  
Notary Public  
Print Notary Name: Megan B. Rose

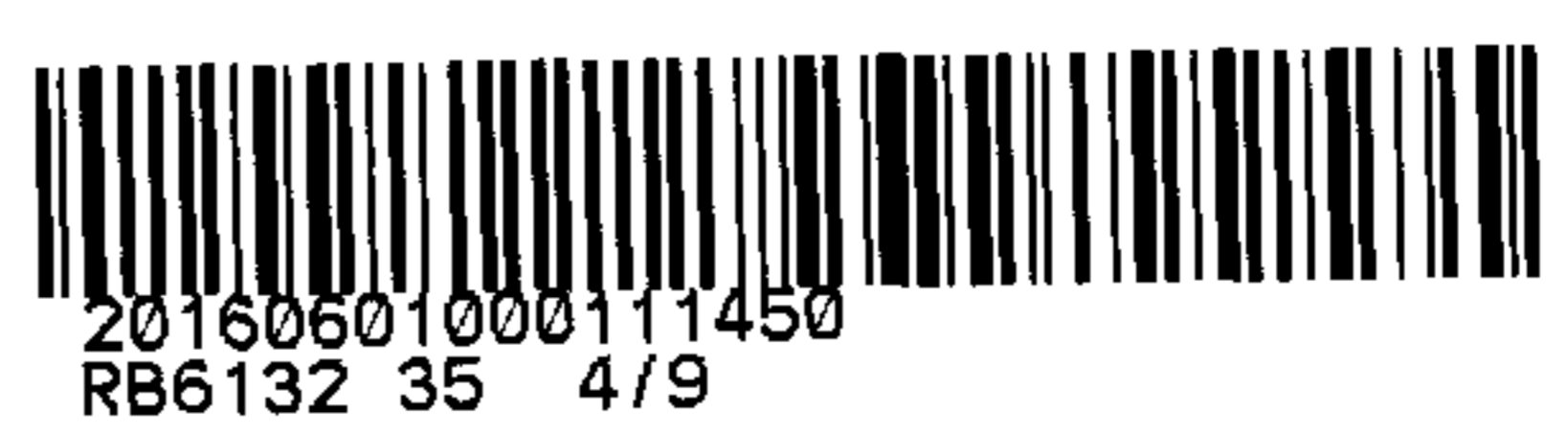
NORTH CAROLINA Orange COUNTY

I certify that the following person(s) RACHEL BOSWELL, CO-ADMINISTRATOR personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document. Witness my hand and official stamp or seal, this the 6 day of May, 2016.

My Commission Expires: 3/2/2021

 MEGAN B. ROSE  
NOTARY PUBLIC  
NORTH CAROLINA  
ORANGE COUNTY

Megan B. Rose  
Notary Public  
Print Notary Name: Megan B. Rose



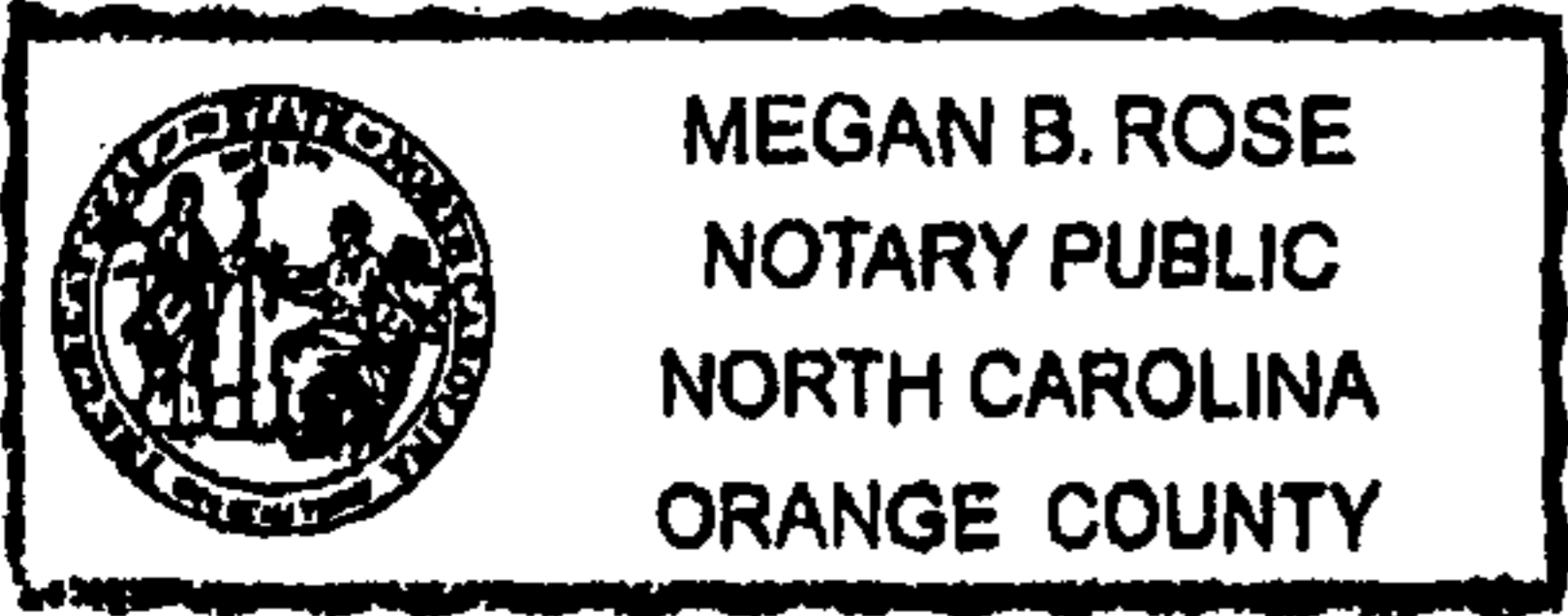
NORTH CAROLINA Orange COUNTY

I certify that the following person(s) VIRGINIA IVEY FERGUSON, INDIVIDUALLY personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document. Witness my hand and official stamp or seal, this the 10 day of May, 2016.

My Commission Expires: 3/2/2021

Megan B. Rose  
Notary Public

Print Notary Name: Megan B. Rose



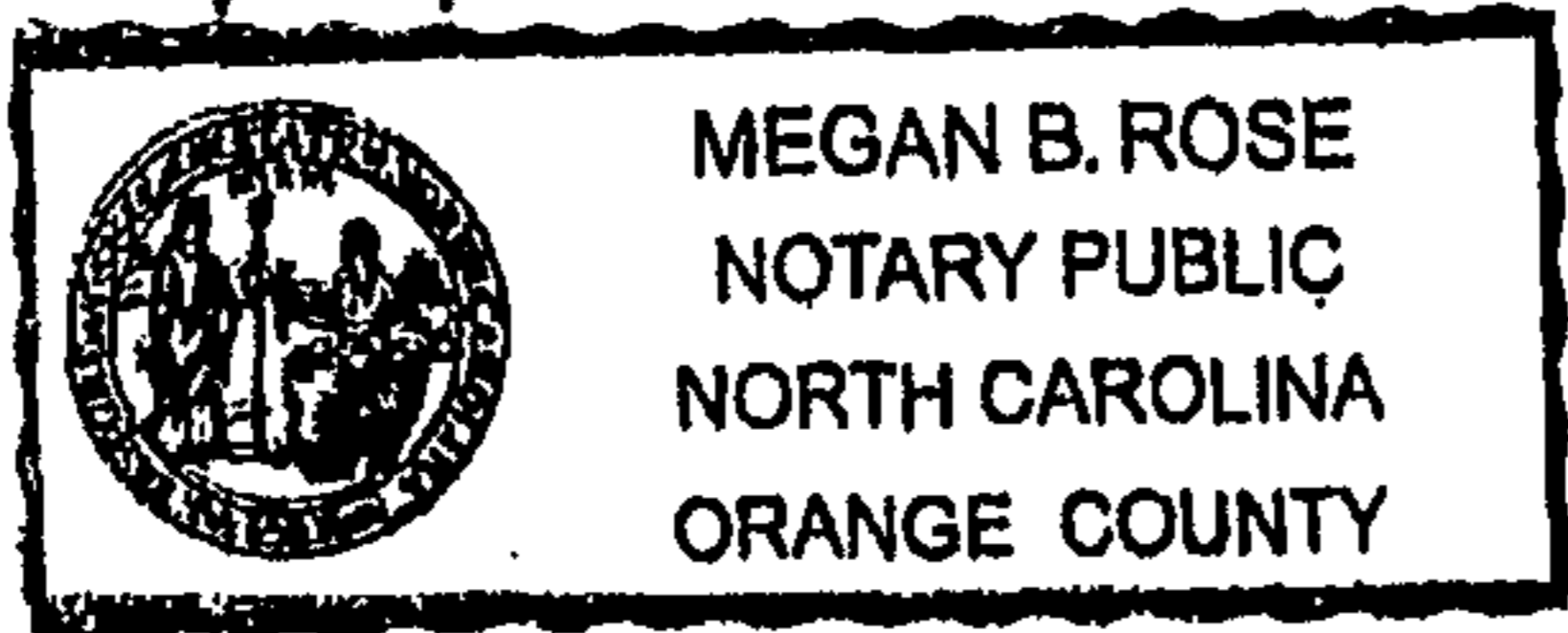
NORTH CAROLINA Orange COUNTY

I certify that the following person(s) RACHEL BOSWELL, INDIVIDUALLY personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document. Witness my hand and official stamp or seal, this the 10 day of May, 2016.

My Commission Expires: 3/2/2021

Megan B. Rose  
Notary Public

Print Notary Name: Megan B. Rose



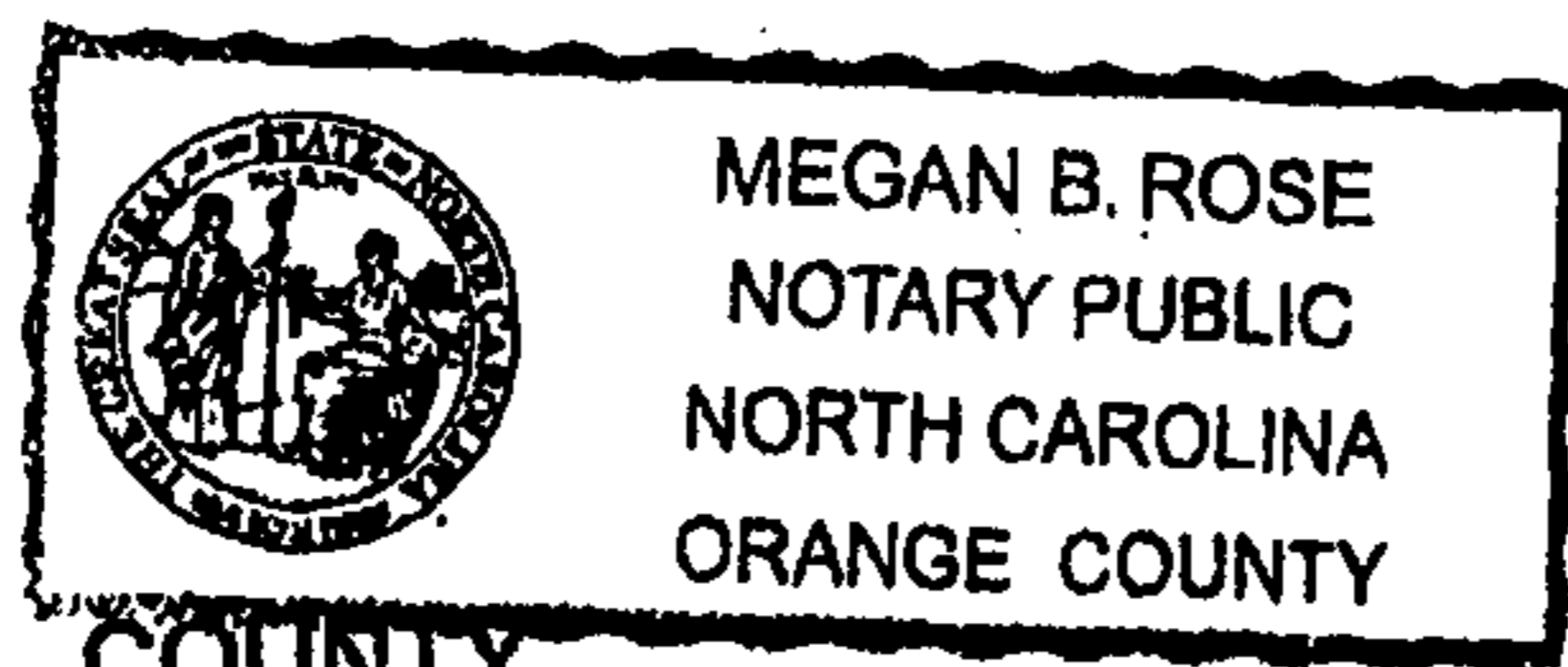
NORTH CAROLINA Orange COUNTY

I certify that the following person(s) CHARLES S. BOSWELL AND WIFE MARY JO BOSWELL personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document. Witness my hand and official stamp or seal, this the 10 day of May, 2016.

My Commission Expires: 3/2/2021

Megan B. Rose  
Notary Public

Print Notary Name: Megan B. Rose



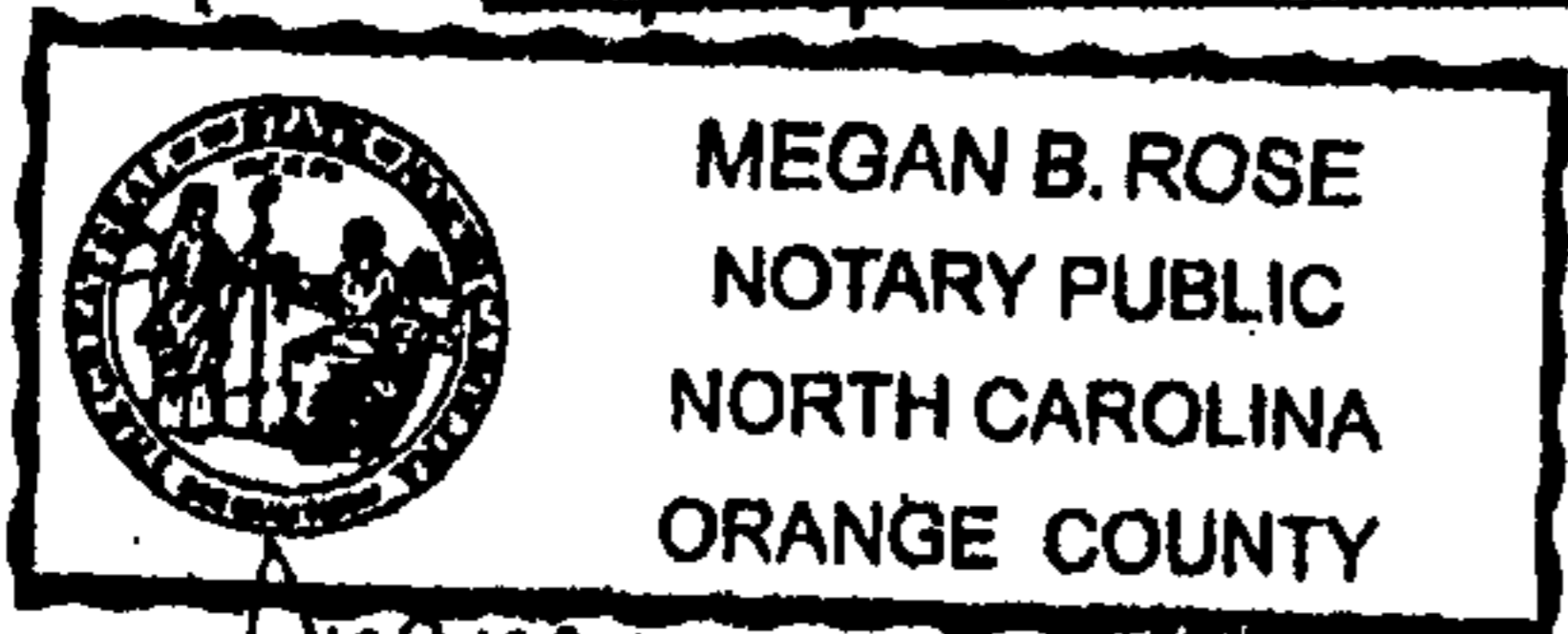
NORTH CAROLINA Orange COUNTY

I certify that the following person(s) SHAWN P. BOSWELL, EXECUTOR OF ESTATE OF JOHN BOSWELL personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document. Witness my hand and official stamp or seal, this the 12 day of May, 2016.

My Commission Expires: 3/2/2021

Megan B. Rose  
Notary Public

Print Notary Name: Megan B. Rose



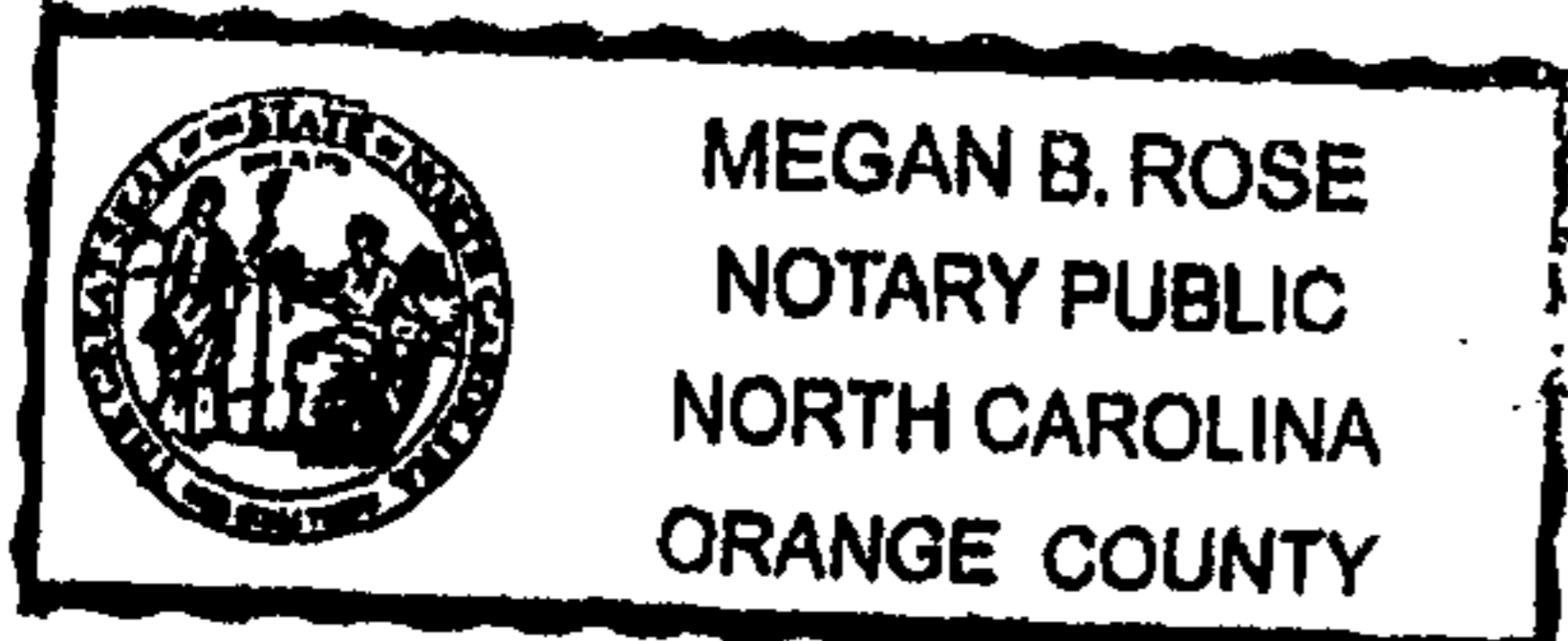
NORTH CAROLINA Orange COUNTY

I certify that the following person(s) SHAWN P. BOSWELL, INDIVIDUALLY AND WIFE RHONDA ELAINE BOSWELL personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document. Witness my hand and official stamp or seal, this the 12 day of May, 2016.

My Commission Expires: 3/2/2021

Megan B. Rose  
Notary Public

Print Notary Name: Megan B. Rose

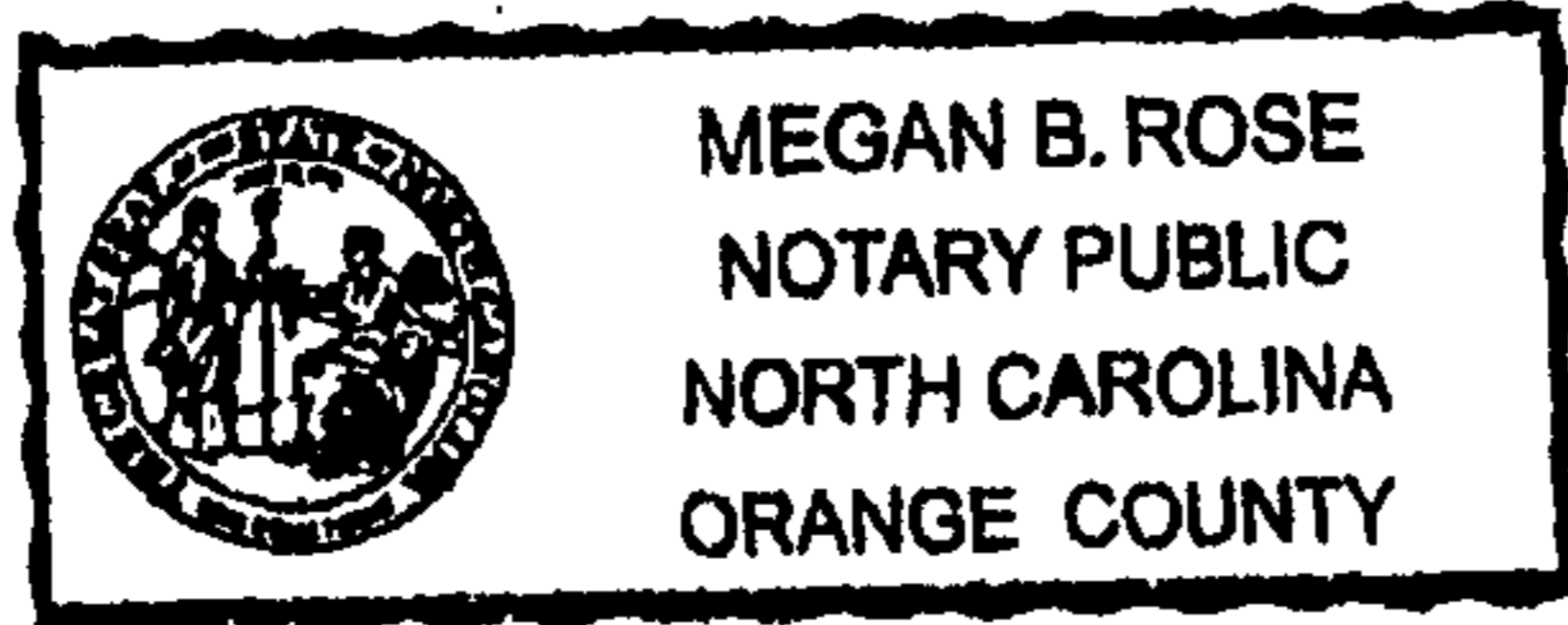


NORTH CAROLINA Orange COUNTY

I certify that the following person(s) JEFFREY L. BOSWELL AND WIFE MARCIA BOSWELL personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document. Witness my hand and official stamp or seal, this the 12 day of May, 2016.

My Commission Expires: 3/2/2021

Megan B. Rose  
Notary Public



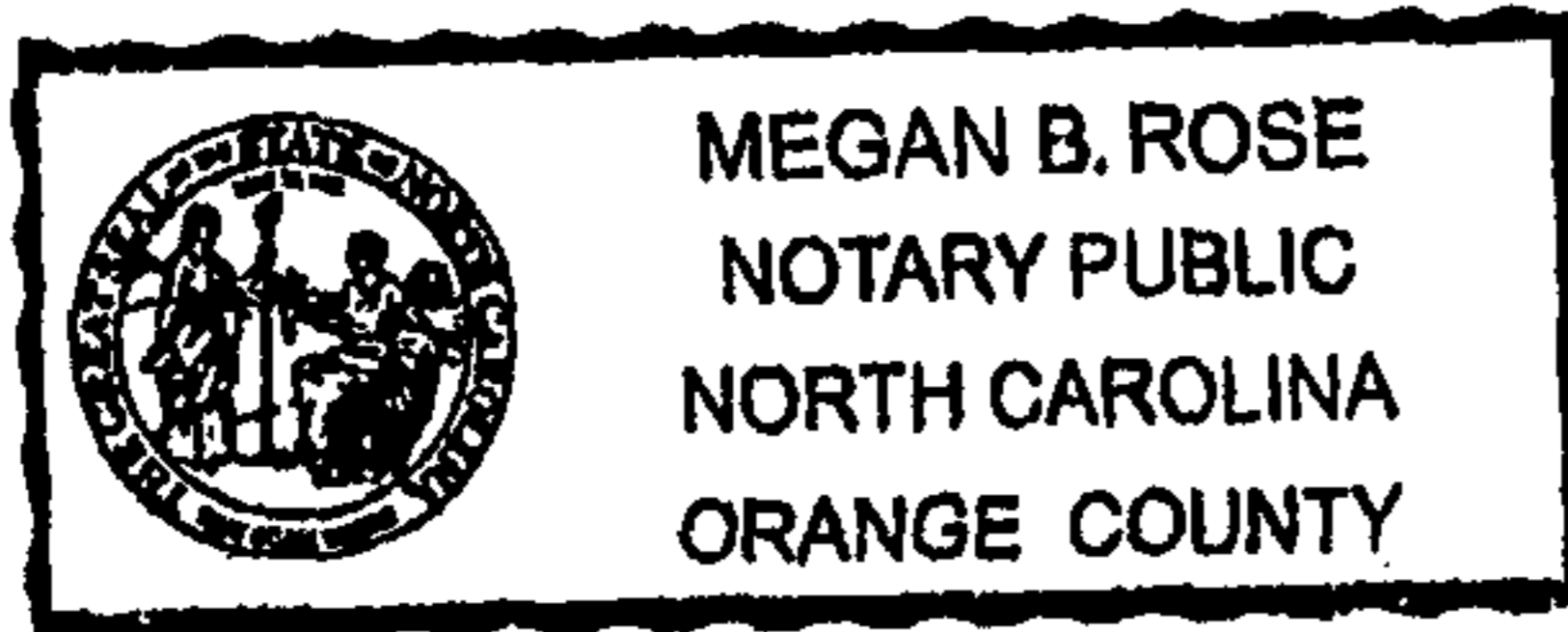
Print Notary Name: Megan B. Rose

NORTH CAROLINA Orange COUNTY

I certify that the following person(s) JASON J. BOSWELL AND WIFE ASHLEY BOSWELL personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document. Witness my hand and official stamp or seal, this the 12 day of May, 2016.

My Commission Expires: 3/2/2021

Megan B. Rose  
Notary Public



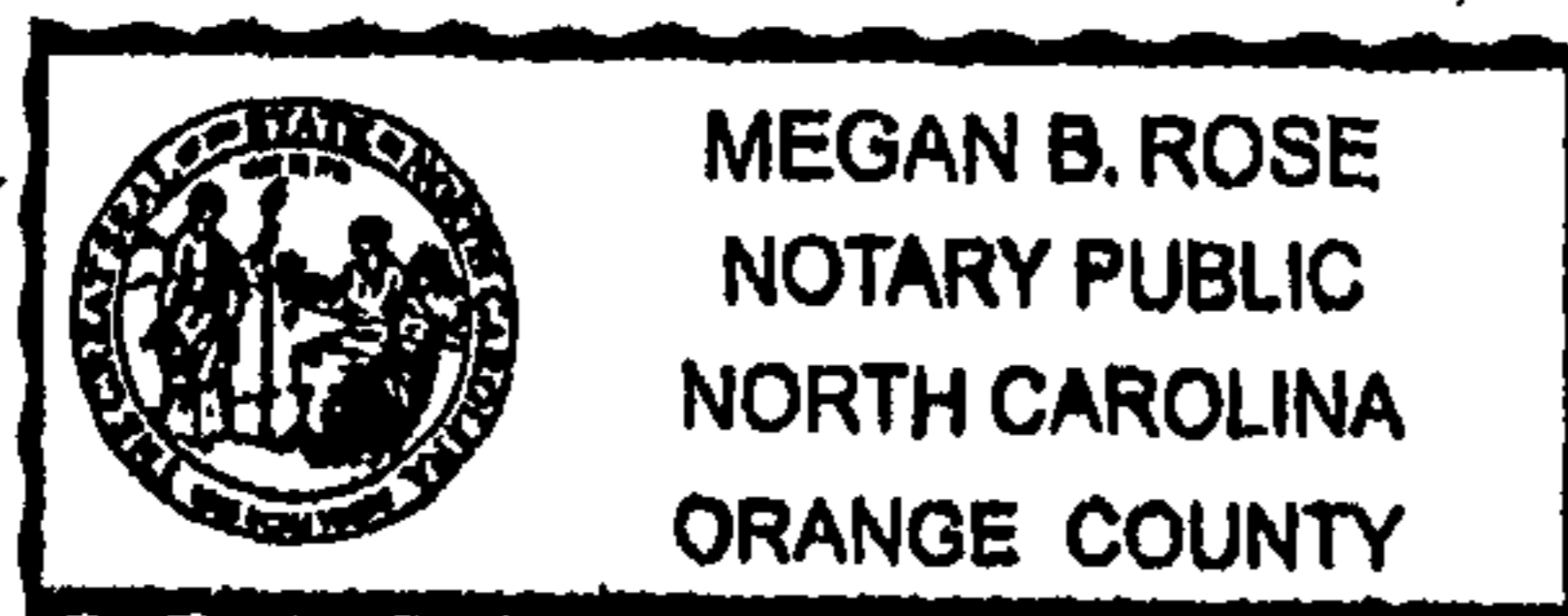
Print Notary Name: Megan B. Rose

NORTH CAROLINA Orange COUNTY

I certify that the following person(s) JANET LEE personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document. Witness my hand and official stamp or seal, this the 10 day of MAY, 2016.

My Commission Expires: 3/2/2021

Megan B. Rose  
Notary Public



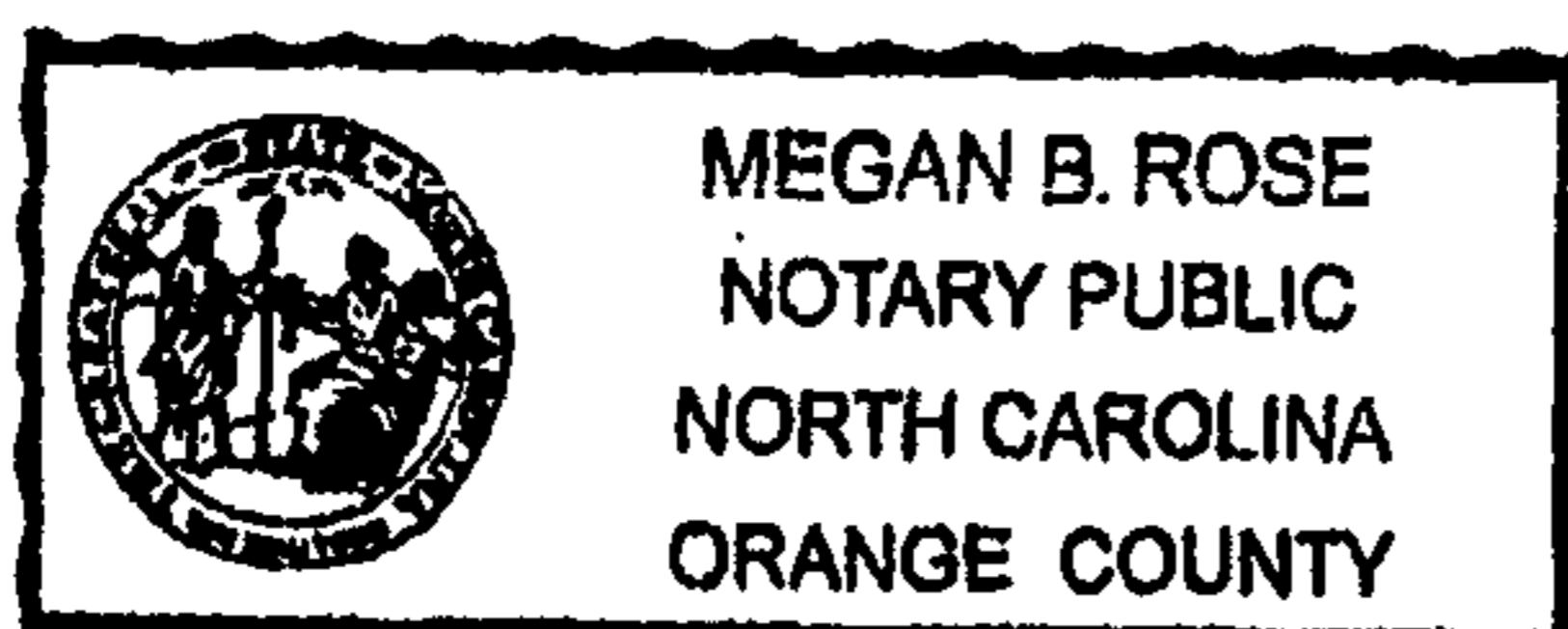
Print Notary Name: Megan B. Rose

NORTH CAROLINA Orange COUNTY

I certify that the following person(s) REBECCA W. LUTTERLOH personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document. Witness my hand and official stamp or seal, this the 6 day of MAY, 2016.

My Commission Expires: 3/2/2021

Megan B. Rose  
Notary Public



Print Notary Name: Megan B. Rose



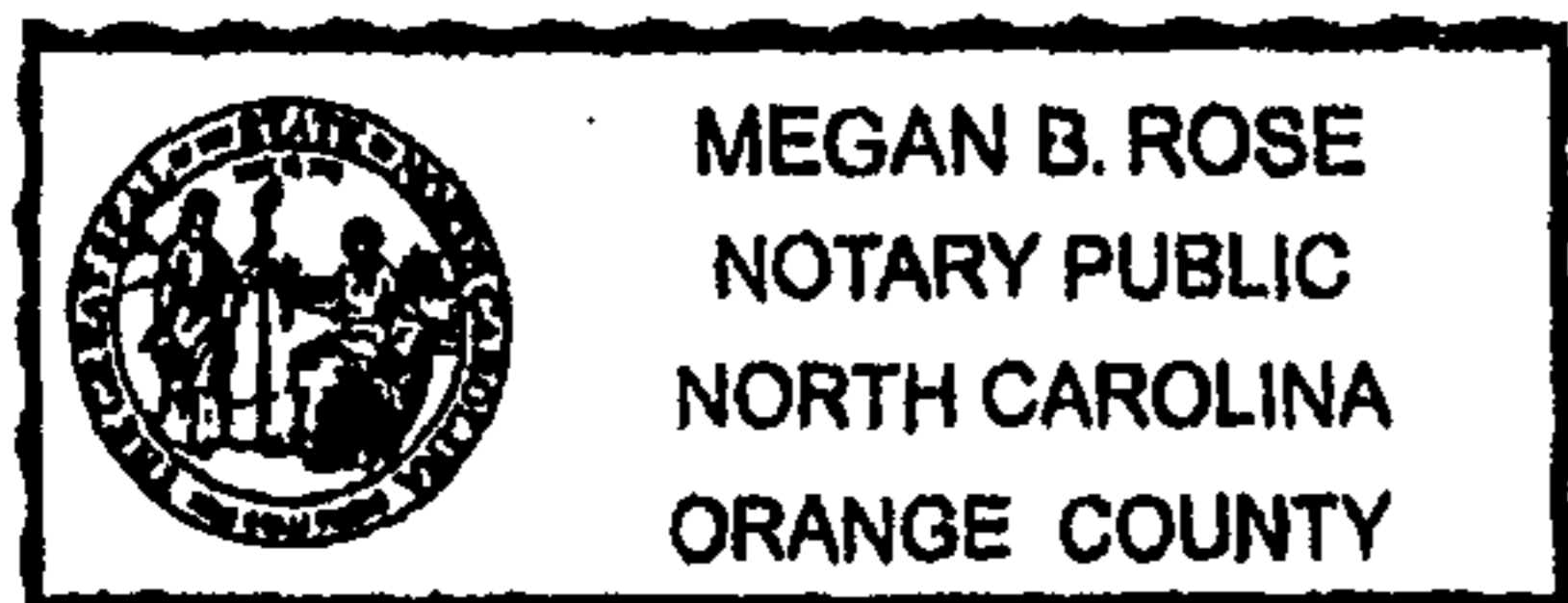
NORTH CAROLINA Orange COUNTY

I certify that the following person(s) JERRY WAYNE LLOYD AND WIFE WANDA FAYE LLOYD personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document. Witness my hand and official stamp or seal, this the 11 day of May, 2016.

My Commission Expires: 3/2/2021

Megan B. Rose  
Notary Public

Print Notary Name: Megan B. Rose



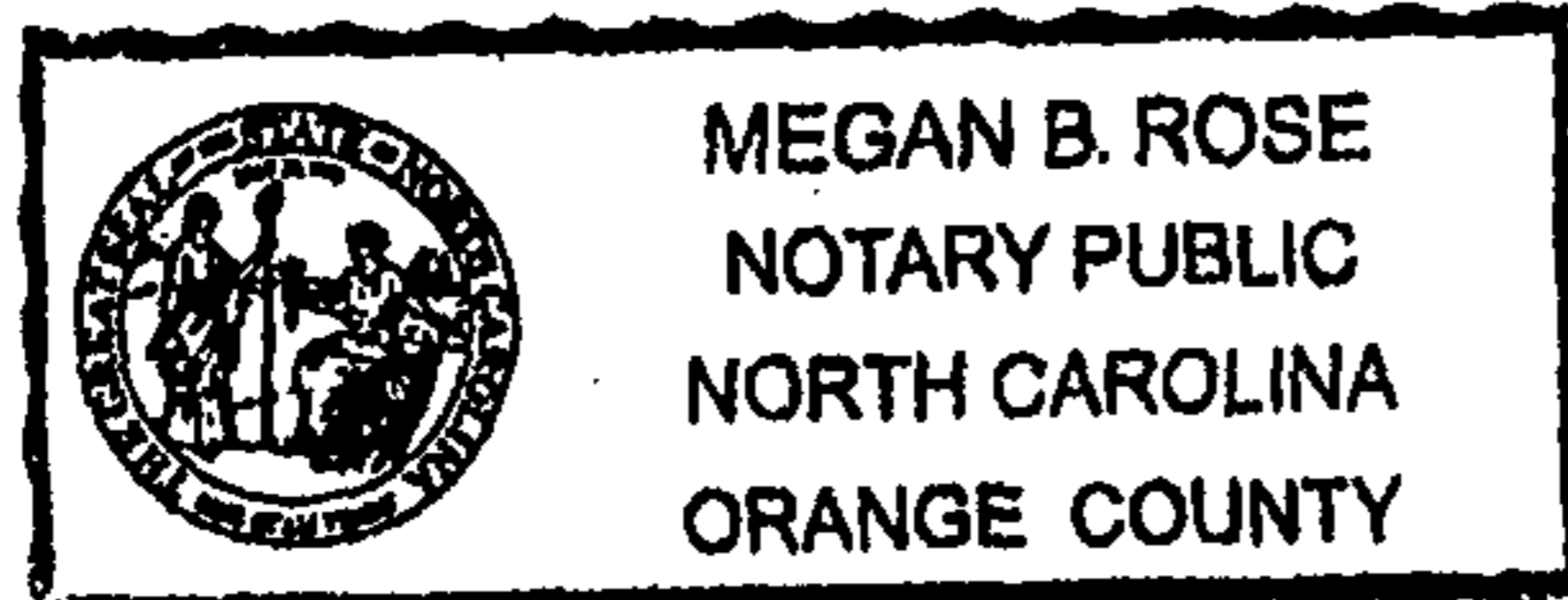
NORTH CAROLINA Orange COUNTY

I certify that the following person(s) MARY ALICE MYERS AND HUSBAND JOHN MYERS personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document. Witness my hand and official stamp or seal, this the 6 day of May, 2016.

My Commission Expires: 3/2/2021

Megan B. Rose  
Notary Public

Print Notary Name: Megan B. Rose



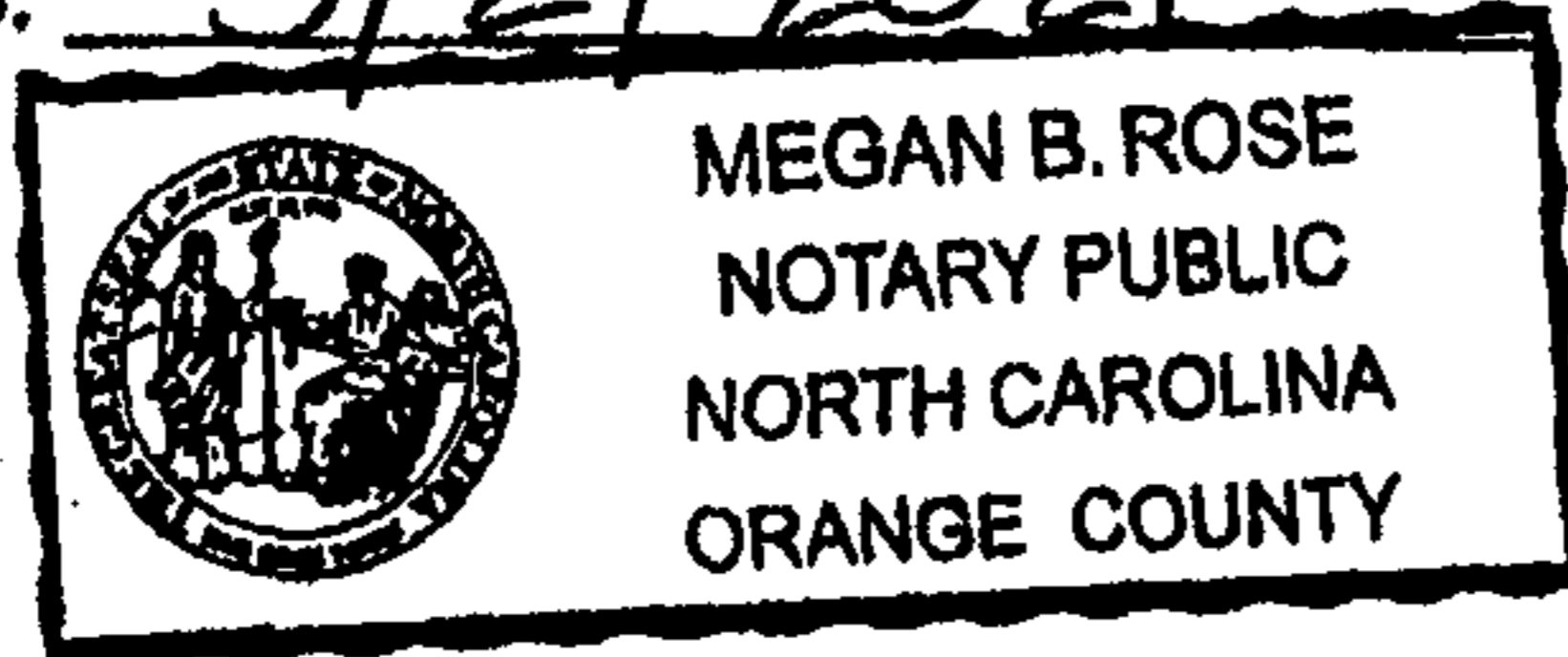
NORTH CAROLINA Orange COUNTY

I certify that the following person(s) ANN JAMES AND HUSBAND WILLIAM JAMES personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document. Witness my hand and official stamp or seal, this the 17 day of May, 2016.

My Commission Expires: 3/2/2021

Megan B. Rose  
Notary Public

Print Notary Name: Megan B. Rose



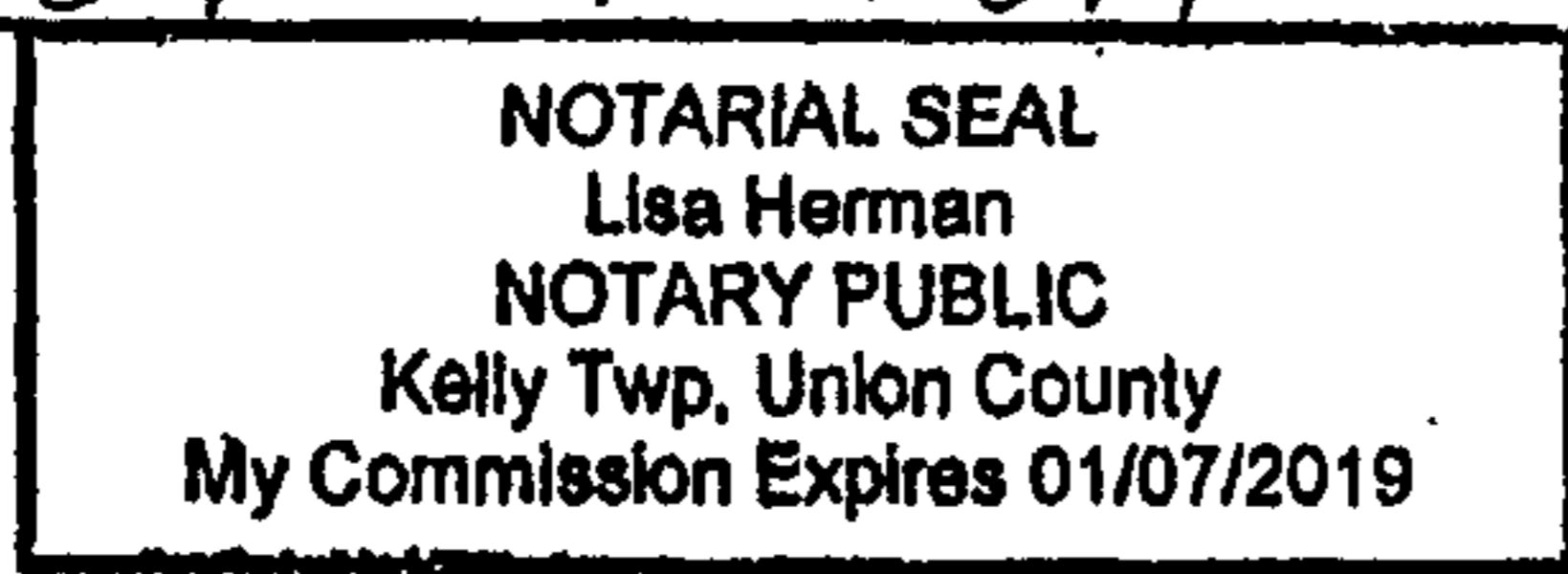
PENNSYLVANIA Union COUNTY

I certify that the following person(s) KAY C. SWANSON AND HUSBAND PAUL JOSEPH SWANSON personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document. Witness my hand and official stamp or seal, this the 3<sup>rd</sup> day of May, 2016.

My Commission Expires: 01-07-2019

Lisa Herman  
Notary Public

Print Notary Name: Lisa Herman



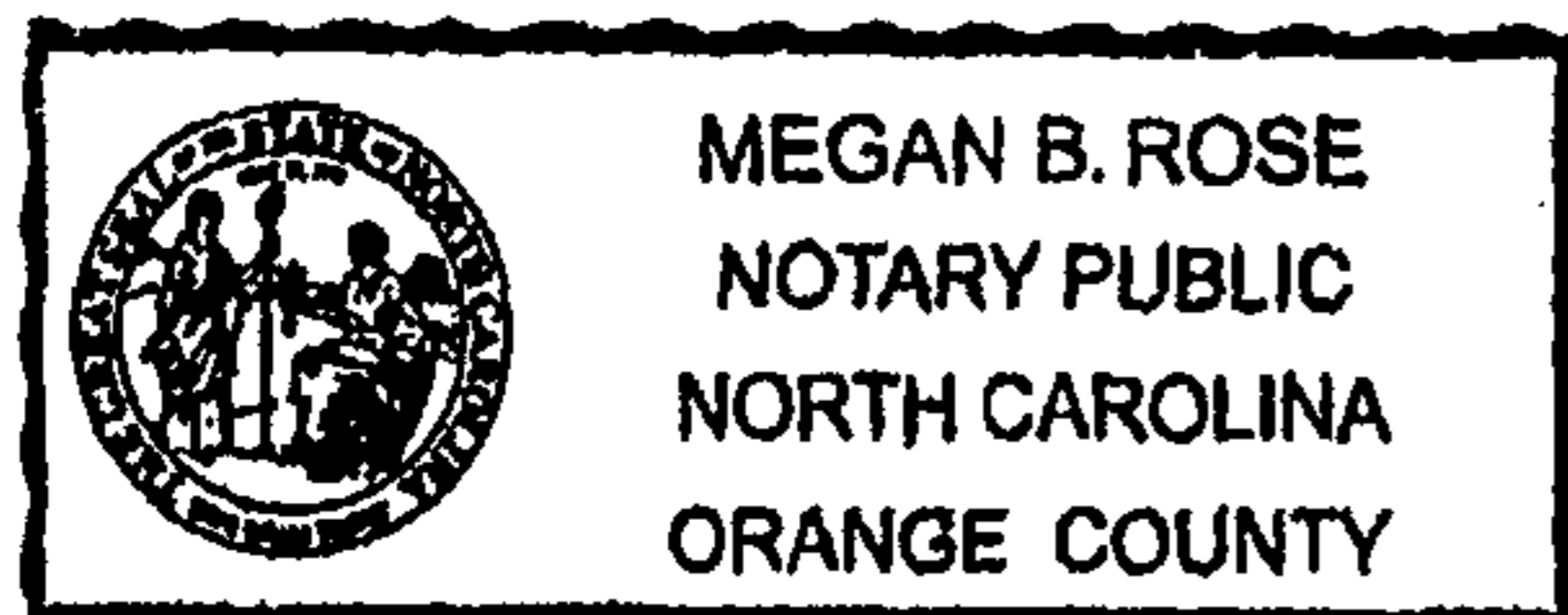
NORTH CAROLINA Orange COUNTY

I certify that the following person(s) MARY RIGGSBEE CAMPBELL personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document. Witness my hand and official stamp or seal, this the 12 day of May, 2016.

My Commission Expires: 3/2/2021

Megan B. Rose  
Notary Public

Print Notary Name: Megan B. Rose

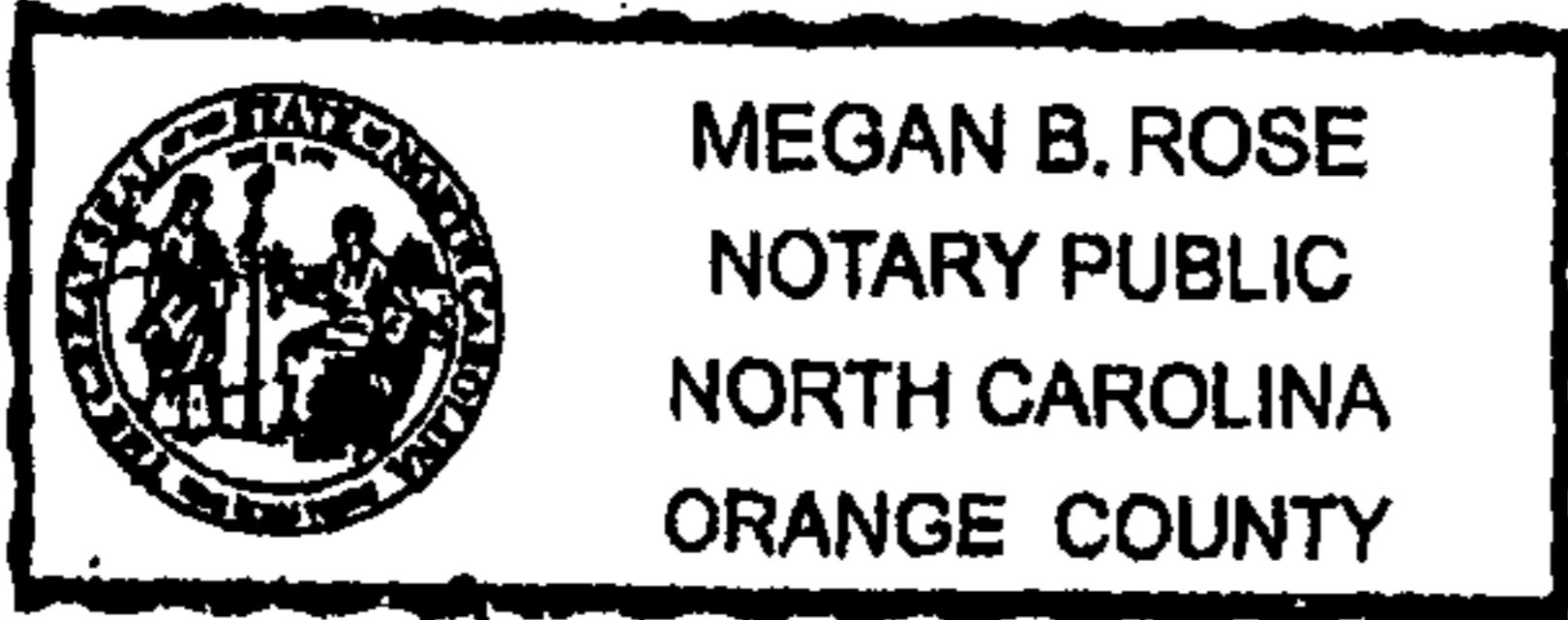


NORTH CAROLINA Orange COUNTY

I certify that the following person(s) MARTHA MAY WILLIAMS AND HUSBAND SHAWN WILLIAMS personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document. Witness my hand and official stamp or seal, this the 12 day of May, 2016.

My Commission Expires: 3/2/2021

Megan B. Rose  
Notary Public



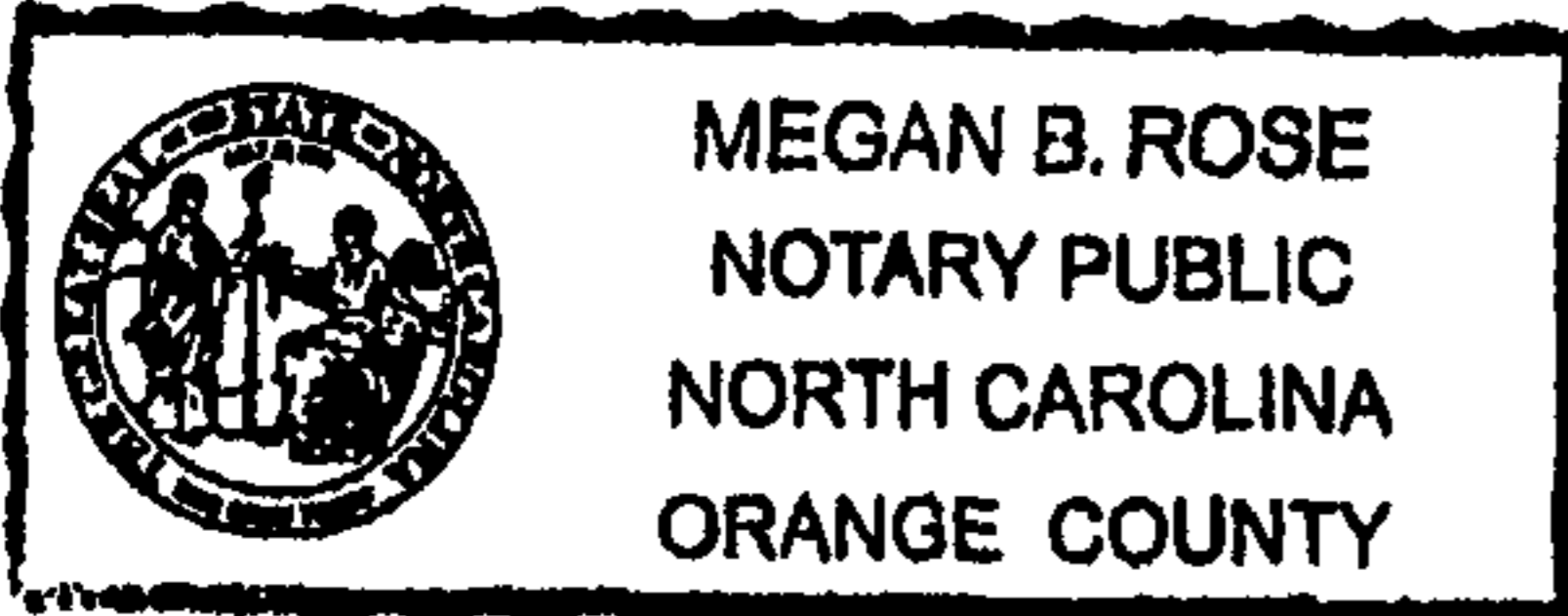
Print Notary Name: Megan B. Rose

NORTH CAROLINA Orange COUNTY

I certify that the following person(s) WILLIAM CULLEN MAY personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document. Witness my hand and official stamp or seal, this the 12 day of May, 2016.

My Commission Expires: 3/2/2021

Megan B. Rose  
Notary Public



Print Notary Name: Megan B. Rose

## EXHIBIT A

### Tract 1:

Beginning on a rock on the West side of branch, running thence South 29 degrees, 45 M, West 1480 feet to a rock on the East side of road, running thence along said road South 40 degrees 45 M, East 462 feet to a rock, thence South 1 degrees 30 M, West 518 feet to a rock, thence across road North 88 degrees West 600 feet to an iron stake, thence North 32 degrees West 620 feet to a rock and pointers, thence South 56 degrees 15 M, West 540 feet to a rock and Sassafras pointers, thence South 16 degrees 30 M, East 1375 feet to a rock and pointers on old road, thence South 89 degrees East 1420 feet to rock and pointers near old road, thence South 1 degrees West 1472 feet to rock and pointers, J. O. Woods pointers, thence South 89 degrees East 1300 feet to a rock, said Woods corner, thence North 1 degrees East 231 feet to a Post Oak stump and pointers, thence South 69 degrees 30 M, East 374 feet to stake and pointers, thence North 2 degrees 15 M, East 550 feet to rock and pointers near an old road, thence North 41 degrees West 1845 feet to a rock and pointers near the North West side of Public road, thence South 89 degrees East 1260 feet to rock and pointers in old road, thence North 1 degrees East 435 feet to a rock and pointers, thence North 89 degrees West 363 feet to an iron and pointers, thence North 1 degrees East 477 feet to rock and pointers, Julius Andrews corner, thence North 7 degrees 30 M East 750 feet to a large hickory, North 89 degrees West 467 feet to a rock, thence North 35 degrees 30 M, West 425 4/10 feet, to a rock, thence North 89 degrees West 497 feet to a branch, thence with said branch North 26 degrees 30 M, West 360 feet, North 51 degrees West 125 feet, thence North 6 degrees West 188 feet to a rock, the beginning corner, containing 185 acres more or less as Surveyed and Platted by J. Ralph Weaver, Co. Surveyor, December 1<sup>st</sup>, 1939, and also being that parcel shown as Areas 2A1, 2A2, 2A3, 2B1, 2B2, 2C1, 2C2, 2D1 & 2D2, being all of that land shown on the Plats entitled PROPERTY SURVEYED FOR AUBREY W. IVEY ESTATE, recorded in Plat Book 115, Pages 78 & 79, Orange County Registry, to which plats reference is hereby made for a more particular description of same; LESS & EXCEPT the property conveyed to Lori A. Schwelkert in Deed Book 6094, Page 480, containing 7.59 acres, and referenced as Lots 2C1 and 2C2 of said Plats, and on Plat Book 115, Page 127 in Orange County Register of Deeds; and

SUBJECT TO the Right of Way Easement to the State of North Carolina and the North Carolina State Department of Transportation for a 60' right of way known as Teer Road, as recorded in Book 248, Page 1163 and Book 201, and to the State Highway Commission recorded in Book Page 238, Orange County Registry.

PIN: 9840-15-1562

### Tract 2:

Beginning at an iron stake in the Northwest corner of Aubrey W. Ivey in the line of C. W. Stanford (formally Aldridge), said beginning point marking the Northeast corner of lands conveyed to Morris W. Brewer by deed of W. A. Brewer and wife recorded in Deed Book 117 at page 155 ½ Orange County Registry; running thence with the line of Aubrey W. Ivey South to a point in the center line of a branch; running with the center line of said branch in a Westerly direction to a point where said branch intersects a larger branch, known as "Big Branch"; running in a Northerly direction with the center line of said Big Branch and with the line of Alvis Lloyd to an iron stake in C.W. Stanford's line; running thence East with C. W. Stanford to the Beginning, containing 20 acres more or less and being the Northern most portion of the properties conveyed to the Grantors by deed of W. A. Brewer, above mentioned; LESS & EXCEPT the property conveyed to Orange Water & Sewer Authority in Deed Book 448, Page 290, containing 1.621 acres, recorded in the Orange County Registry, and being all of that 21.3818 acre parcel shown as Area 1 on the Plats entitled PROPERTY SURVEYED FOR AUBREY W. IVEY ESTATE, recorded in Plat Book 115, Pages 78 & 79, Orange County Registry, to which plats reference is hereby made for a more particular description of same.

PIN: 9830-84-3645



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