

REGISTER OF DEEDS  
Sharon A. Davis  
Durham County, NC  
2022 Mar 24 03:51:55 PM  
BK:9650 PG:575-578  
DEED  
FEE: \$26.00  
INSTRUMENT # 2022012491  
EXCISE TAX: \$4,901.00  
TREDFEARN



**NORTH CAROLINA  
GENERAL WARRANTY DEED**

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Excise Tax: \$ 4901.00	Recording Time, Book and Page
Parcel Ref. No. 188067/188061	Parcel Identifier No.

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Mail after recording to: Grantee: 618 Goodwin Rd. Durham, NC 27712  
This instrument was prepared by: William W. Browning, Atty (22-043)

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THIS DEED made this 23rd day of March, 2022, by and between

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**GRANTOR**

**RIGGS STATION, LLC, a North Carolina Limited Liability Company**  
Address: 216 Preston Andrews Road, Bahama, NC 27503

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**GRANTEE**

**COFFEY ESTATES, LLC, a North Carolina Limited Liability Company**  
Address: 618 Goodwin Road, Durham, NC 27712

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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 and more particularly described as follows:

SEE LEGAL DESCRIPTION ATTACHED

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 5908, Page 558, and Book 5332, Page 327, Durham County Registry.

A map showing the above described property is recorded in Plat Book 62, Page 96 and Book 173, Page 243, and referenced within this instrument.

The above described property  does  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 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.**

RIGGS STATION, LLC

By: *Russell Scott Riggs* MANAGER  
Russell Scott Riggs, Member/Manager

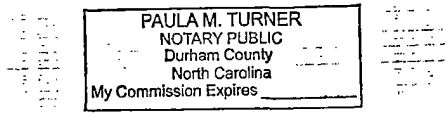
STATE OF NORTH CAROLINA

COUNTY OF DURHAM

I, *Paula M. Turner*, a Notary Public, hereby 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: Russell Scott Riggs, Member/Manager of Riggs Station, LLC., Grantor.

Witness my hand and official stamp or seal, this the *24th* day of March, 2022.

My Commission Expires: *03-27-2026*  
*Paula M. Turner*  
Notary Public  
Print Notary Name: *Paula M. Turner*



## LEGAL DESCRIPTION

TRACT ONE: 421 ORANGE FACTORY ROAD (TAX PARCEL 18867)

BEGINNING AT A STAKE LOCATED IN THE PROPERTY LINE ON THE NORTH SIDE OF ORANGE FACTORY ROAD, SAID STAKE BEING AT THE SOUTHEAST CORNER OF THE PROPERTY OF NORTHERN FREEWILL BAPTIST CHURCH, AS SHOWN ON PLAT HEREINAFTER REFERRED TO; THENCE ALONG AND WITH THE EASTERN LINE OF THE CHURCH PROPERTY NORTH 1 DEG 02' WEST 528.72 FEET TO A STAKE; THENCE CONTINUING WITH THE CHURCH LINE SOUTH 71 DEG 37' WEST 210.10 FEET TO AN IRON STAKE; THENCE ALONG AND WITH THE HOLT LINE NORTH 1 DEG 02' WEST 597.32 FEET TO A STAKE; THENCE WITH THE ANDREWS LINE SOUTH 83 DEG 50' EAST 305.54 FEET TO A STAKE; THENCE CONTINUING WITH SAID LINE NORTH 7 DEG 10' EAST 3443.5 FEET TO A POINT LOCATED IN THE CENTER OF LITTLE RIVER; THENCE IN AN EASTERLY DIRECTION ALONG AND WITH THE CENTER LINE OF LITTLE RIVER, A DISTANCE OF 1629.37 FEET TO A POINT; THENCE ALONG AND WITH THE COY L. ELLIS LINE SOUTH 3 DEG 46' WEST 2705 FEET TO AN IRON STAKE; THENCE CONTINUING WITH THE ELLIS LINE SOUTH 87 DEG 30' WEST 405.54 FEET TO A STAKE; THENCE CONTINUING WITH THE ELLIS LINE SOUTH 20 DEG 59' WEST 945.0 FEET TO AN IRON STAKE LOCATED IN THE PROPERTY LINE ON THE NORTH SIDE OF ORANGE FACTORY ROAD; THENCE ALONG AND WITH SAID PROPERTY LINE SOUTH 69 DEG 17' WEST 141.80 FEET TO A POINT; THENCE CONTINUING WITH SAID PROPERTY LINE SOUTH 67 DEG 59' WEST 897.96 FEET TO A POINT; THENCE CONTINUING WITH SAID PROPERTY LINE SOUTH 65 DEG 44' WEST 183.42 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 143.2 ACRES, MORE OR LESS, AND BEING THE PROPERTY OF J. H. BARNES, ACCORDING TO PLAT AND SURVEY THEREOF DATED APRIL 10, 1969, BY JERRY L. HUNT, LAND SURVEYOR, RECORDED IN DURHAM COUNTY REGISTRY IN PLAT BOOK 62, AT PAGE 96, TO WHICH REFERENCE IS HEREWITH MADE FOR MORE PARTICULAR DESCRIPTION OF SAME, SAVE AND EXCEPT FROM THE FOREGOING, THE PORTION CONDEMNED AND TAKEN BY THE CITY OF DURHAM, PER CONSENT JUDGMENT (FILE 85 CVS 01055) RECORDED IN BOOK 1343, PAGE 927, DURHAM COUNTY REGISTRY, SAID PORTION (CONTAINING 27.067 ACRES) BEING DESIGNATED AS PARCEL NO. 31 ON MAP 36, PROPERTY REQUIRED FOR LITTLE RIVER RESERVOIR, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 107, PAGE 179, DURHAM COUNTY REGISTRY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION, AND THAT PARCEL SHOWN ON THAT PLAT OF THE PROPERTY OF NORTHERN FREE WILL BAPTIST CHURCH, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 74, PAGE 31, DURHAM COUNTY REGISTRY.

TRACT TWO: 7018 ROXBORO ROAD (TAX PARCEL 188061)

BEGINNING AT A SET IRON PIPE LYING IN THE EAST LINE OF ROXBORO ROAD, BEING THE NORTHWEST CORNER OF D. EARL MILES (D.B. 2419, P. 697), AND BEARING N.C. GRID COORDINATES: NORTH 865,157.52, EAST 2,029,137.27, NAD 1927, COMBINED FACTOR 0.999962; RUNNING THE WITH SAID EAST LINE OF ROXBORO ROAD THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE IN A COUNTERCLOCKWISE DIRECTION WITH RADIUS OF 2649.52 FEET A DISTANCE OF 122.65 FEET TO A SET IRON PIPE, THEN ALONG A CURVE IN A COUNTERCLOCKWISE DIRECTION WITH RADIUS OF 11,928.58 FEET A DISTANCE OF 292.78 FEET TO A SET IRON PIPE, THEN NORTH 24 DEG 33' 59" WEST 87.38 FEET TO A SET IRON PIPE; THENCE WITH THE SOUTH AND EAST LINES OF JOHN B. ANDREWS, JR. ET AL (D.B. 411, P. 88) THE FOLLOWING COURSES AND DISTANCES: SOUTH 87 DEG 44' 12" EAST 639.92 FEET TO AN EXISTING IRON REBAR, THEN NORTH 03 DEG 15' 48" EAST 112.00 FEET TO A SET IRON PIPE, THEN SOUTH 88 DEG 14' 12" EAST 1,166.00 FEET TO AN EXISTING IRON REBAR, THEN NORTH 03 DEG 21' 54" EAST 1,860.00 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE WITH SOUTH LINE(S) OF THE CITY OF DURHAM (D.B. 1343, P. 924) THE FOLLOWING COURSES AND DISTANCES: NORTH 46 DEG 23' 51" EAST 186.63 FEET TO AN EXISTING IRON PIPE, THEN NORTH 68 DEG 36' 29" EAST 146.36 FEET TO AN EXISTING IRON PIPE, THEN SOUTH 10 DEG 51' 23" EAST 243.48 FEET TO A SET IRON PIPE; THENCE WITH THE WEST LINE OF SARAH F. LYON (D.B. 353, P. 648) SOUTH 03 DEG 16' 53" WEST 2,656.66 FEET TO AN EXISTING IRON PIPE; THENCE WITH THE NORTH LINE(S) OF SARAH F. LYON AND D. EARL MILES THE FOLLOWING COURSES AND DISTANCES: NORTH 87 DEG 44' 12" WEST 1,246.11 FEET TO AN EXISTING IRON PIPE, THEN NORTH 04 DEG 53' 24" WEST 263.80 FEET TO AN EXISTING IRON PIPE, THEN NORTH 87 DEG 20' 00" WEST 617.05 FEET TO A SET IRON PIPE, THE POINT AND PLACE OF BEGINNING, AND BEING THE "PROPERTY OF THE BESSIE N. ANDREWS ESTATE", AS SHOWN ON PLAT OF SURVEY PREPARED BY RONALD D. CARPENTER, JR., PLS, DATED 7/20/06, HAVING JOB. NO. 06131.00, AND RECORDED ON AUGUST 22, 2006, IN PLAT BOOK 173, PAGE 243, DURHAM COUNTY REGISTRY, SAVE AND EXCEPT FROM THE FOREGOING, THE PORTION CONDEMNED AND TAKEN BY THE CITY OF DURHAM, PER JUDGMENT DOCKETED IN FILE NO. 85 CVS 2924 IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DURHAM COUNTY, SAID PORTION (CONTAINING 4.518 ACRES) BEING DESIGNATED AS PARCEL NO. 32 ON MAP 36, PROPERTY REQUIRED FOR LITTLE RIVER RESERVOIR, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 107, PAGE 179, DURHAM COUNTY REGISTRY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.