

Register of Deeds  
Sharon A. Davis  
Durham County, NC

08/15/2022 10:17:37AM

BT: OPR B: 9761 P: 897 Pages: 2

DEED - DEED

Fee: \$1,526.00 Excise Tax: \$1500.00

**INSTRUMENT #2022033044**

April Carrington

## **NORTH CAROLINA GENERAL WARRANTY DEED**

Prepared by Gary Berman, attorney (without title search)

Return to Grantee

Excise tax: \$1,500.00

Parcel identifiers: 172575 and 172576

Mailing address of Grantor: 4516 North Roxboro Road, Durham, NC 27704

Mailing address of Grantee: 1206 S. Glenburnie Road, New Bern, NC 28562

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

**THIS DEED**, dated July 26, 2022, is from Durham County Farm Bureau, Inc., a North Carolina corporation, herein called the Grantor, to CTC5 LLC, a North Carolina limited liability company, herein called the Grantee.

The designations "Grantor" and "Grantee" as used herein shall include said parties and their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.

The Grantor, for valuable consideration, hereby grants, bargains, sells, and conveys to the Grantee, in fee simple, all of the following-described real estate lying in Durham County, North Carolina, and more particularly described as follows:

**TRACT ONE: 4516 North Roxboro Street (tax parcel 172575)**

BEING all of Lots 42 and 43, in Block C of Palo Alto, as per plat thereof on file in Plat Book 15, page 81, Durham County Registry.

(The Grantor acquired this parcel by deed recorded in Real Estate Book 995, page 24, Durham County Registry.)

**TRACT TWO: 4512 North Roxboro Street (tax parcel 172576)**

BEGINNING at a stake on the east side of North Roxboro Road, said stake being 512.03 feet from the southeastern intersection of Monk Road and North Roxboro Road; running thence south 86 degrees 50 minutes 40 seconds east 202.94 feet to an iron stake; thence south 5 degrees 29 minutes 27 seconds west 140.25 feet to an iron stake; thence north 86 degrees 51 minutes 57 seconds west 198.06 feet to an iron stake; thence with the east side of North Roxboro Road, north 3 degrees 50 minutes east 140.18 feet to the place of BEGINNING, and BEING all of Lots 44 and 45 and the greater part of Lot 46, in Block C of Palo Alto, as per plat thereof on file in Plat Book 15, page 81, Durham County Registry.

(The Grantor acquired this property by deed recorded in Real Estate Book 2209, page 447, Durham County Registry.)

AND the Grantor hereby covenants with the Grantee that the Grantor is legally seized of said real estate in fee simple; that the Grantor has good and lawful authority to sell and convey said real estate; that the Grantor hereby fully warrants the title to said real estate, and will defend the same against the lawful claims of all; and that said real estate is free of all encumbrances, except for unpaid property taxes for 2022 and future years.

IN WITNESS WHEREOF, the Grantor has executed and sealed this deed.

DURHAM COUNTY FARM BUREAU, INC., by:

Talmage Layton President (SEAL)  
Talmage Layton, President

STATE OF NORTH CAROLINA, COUNTY OF Durham

I, Tasha L Wilkins, a notary public of the aforesaid state and county, certify that Talmage Layton personally came before me this day and acknowledged that he is the President of Durham County Farm Bureau, Inc., a North Carolina corporation, and that, by authority duly given and as an act of said corporation, he has signed the foregoing instrument in its name and on its behalf as its act and deed. Witness my hand and notarial stamp or seal, this 28 day of July 2022.

Tasha L Wilkins  
Notary Public

My commission expires: 7/7/2025

