

10/18/2022 01:13:52PM

BT: OPR B: 9802 P: 407 Pages: 9

DEED - DEED

Fee: \$1,006.00 Excise Tax: \$980.00

**INSTRUMENT #2022040591**

Tonya Redfearn

## **NORTH CAROLINA GENERAL WARRANTY DEED**

Prepared by Gary Berman, atty. (without title search)

Return to Grantee

Excise tax: \$980.00

Tax parcel numbers: 166256, 166257, and 166266

Grantor's mailing address: 1120 Grogans Mill Drive, Cary, NC 27519

Grantee's mailing address: 203 Powers Ferry Road, Cary, NC 27519

The property described in this deed does not include the Grantor's primary residence.

**THIS DEED**, dated September 30, 2022, is from Thomas P. Mitchell and wife, Cynthia L. Mitchell; James B. Mitchell and wife, Carla R. Mitchell; Robert L. Mitchell (widowed and not remarried); Bryan T. High and wife, Debbie F. High; Jenny M. Seward and husband, Michael W. Seward; and John R. High (unmarried), all herein jointly called the Grantor, to Sherron Road Wakeforest Land 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 land lying in Durham County, North Carolina, and more particularly described as follows:

### **TRACT ONE—4820 Wake Forest Highway (tax parcel 166256)**

Bounded as follows:

**BEGINNING** at a stake on the south side of the Wake Forest Highway, 1,231 feet in a westerly direction from the west side of the Patterson Road at Hubert Wilson's northwest corner, and running thence south 15 degrees west 911 feet to a stake; thence north 73 degrees 30 minutes east 205 feet to a stake; thence south 3 degrees 45 minutes west 268 feet to a stake; thence

north 78 degrees 45 minutes west 329 feet to a stake; thence north 15 degrees east 1,086 feet to a stake on the south side of the Wake Forest Highway; thence along and with the south side of said Wake Forest Highway, south 75 degrees east 100 feet to a stake, the point of BEGINNING.

(For a prior deed of this property, see Deed Book 187, page 222, Durham County Registry.)

**TRACT TWO—4818 Wake Forest Highway (tax parcel 166257)**

Bounded as follows:

BEGINNING at an iron stake on the south side of the Wake Forest Road, 1,331 feet in a westerly direction from the west side of Patterson Road, and running thence south 15 degrees 00 minutes west 1,086 feet to an iron stake in Brantley Sherron's line; thence with Brantley Sherron's line, north 78 degrees 45 minutes west 100.2 feet to an iron stake; thence north 15 degrees 00 minutes east 1,091.6 feet to an iron stake on the south side of the Wake Forest Road; thence with the south side of Wake Forest Road, 100 feet to an iron stake, the point of BEGINNING, and containing 2.5 acres, more or less, as per plat and survey of property of Robert P. Mitchell by J. Watts Copley, Surveyor, dated November 1954 and now on file in the office of the Register of Deeds of Durham County in Plat Book 29 at Page 46 to which reference is hereby made for a more particular description of same.

(For a prior deed of this property, see Deed Book 222, page 145, Durham County Registry.)

**TRACT THREE—4913 Wallace Smith Drive (tax parcel 166266)**

BEING all of Lots 35, 36, 37, as shown on plat of the Hocutt-Sherron Road Subdivision, as per plat and survey thereof by Hal T. Siler, R.S., April 6, 1962, and now on file in Plat Book 45, at Page 22, to which plat reference is hereby made for a more particular description of same.

This conveyance is made subject to the following restrictive covenants:

Only single-family dwellings may be constructed upon this property at a minimum price of \$10,000.00, and there shall be no trailers, no privies and no cesspools permitted upon this property.

(For a prior deed of this property, see Deed Book 290, page 246, Durham County Registry.)

(Robert P. Mitchell owned all three tracts. See Durham County estate file 89-E-1000.)

**TO HAVE AND TO HOLD** the aforesaid parcel and all privileges, improvements, and appurtenances thereto in fee simple.

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 the exceptions stated in this deed.

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

*Thomas P. Mitchell* (SEAL)  
Thomas P. Mitchell

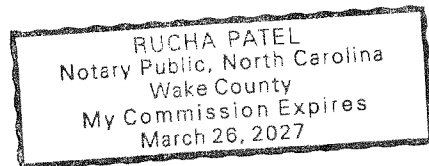
*Cynthia L. Mitchell* (SEAL)  
Cynthia L. Mitchell

STATE OF NORTH CAROLINA, COUNTY OF Wake

I, Rucha Patel, a notary public for Wake County, North Carolina, hereby certify that Thomas P. Mitchell and Cynthia L. Mitchell personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this the 6<sup>th</sup> day of October 2022.

*Rucha Patel*  
Notary Public

My commission expires: March 26, 2027



James B. Mitchell (SEAL)  
James B. Mitchell

Carla R. Mitchell (SEAL)  
Carla R. Mitchell

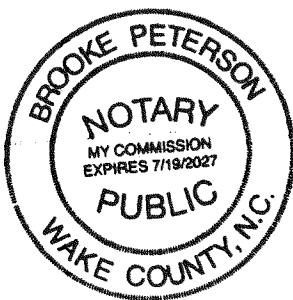
STATE OF NORTH CAROLINA, COUNTY OF Alamance

I, Zoe Higgins, a notary public for Alamance  
County, North Carolina, hereby certify that James B. Mitchell and Carla R. Mitchell  
personally appeared before me this day and acknowledged the due execution of the  
foregoing instrument. Witness my hand and official seal this the 5 day of  
October 2022.

Zoe Higgins, Zoe Higgins  
Notary Public

My commission expires: 11/06/24

Zoe Higgins  
Notary Public  
Alamance County, NC  
My Commission Expires 11/06/2024



Jenny M. Seward (SEAL)  
Jenny M. Seward


Michael W. Seward (SEAL)  
Michael W. Seward

STATE OF NORTH CAROLINA, COUNTY OF Wake

I, Brooke Peterson, a notary public for Wake County, North Carolina, hereby certify that Jenny M. Seward and Michael W. Seward personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this the 7th day of October 2022.

Brooke Peterson  
Notary Public

My commission expires: 07/19/2027

  
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Robert L. Mitchell (SEAL)

STATE OF <sup>South CAR</sup>~~NORTH~~ CAROLINA, COUNTY OF Greenville

I, Antoine A. Abdou, a notary public for South Carolina County, North Carolina, hereby certify that Robert L. Mitchell personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this the 5<sup>th</sup> day of October 2022.

  
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Notary Public

My commission expires: 10/29/2025



Bryan T. High (SEAL)  
Bryan T. High

Debbie F. High (SEAL)  
Debbie F. High

STATE OF NORTH CAROLINA, COUNTY OF PERSON

I, Kristy W. Melvin, a notary public for PERSON  
County, North Carolina, hereby certify that Bryan T. High and Debbie F. High personally  
appeared before me this day and acknowledged the due execution of the foregoing  
instrument. Witness my hand and official seal this the 11<sup>th</sup> day of OCTOBER,  
2022.

Kristy W. Melvin  
Notary Public

KRISTY W. MELVIN NOTARY PUBLIC Person County North Carolina My Commission Expires _____
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My commission expires: 4/24/27

John R. High (SEAL)  
John R. High

STATE OF NORTH CAROLINA, COUNTY OF Wake

I, Rafael C Muniz, a notary public for Wake  
County, North Carolina, hereby certify that John R. High personally appeared before me  
this day and acknowledged the due execution of the foregoing instrument. Witness my  
hand and official seal this the 6 day of October 2022.

Rafael C Muniz  
Notary Public

My commission expires:  
Jan. 18, 2026

