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Doc No: 30028875  
Recorded: 09/03/2020 01:12:38 PM  
Fee Amt: \$26.00 Page 1 of 3  
Excise Tax: \$260.00  
Orange County North Carolina  
Mark Chilton, Register of Deeds  
BK 6676 PG 2217 - 2219 (3)

*Melissa Kump*

**SPECIAL WARRANTY DEED**

**PIN #9893-54-4408** *MB*

Prepared by: D. MICHAEL PARKER (without benefit of title examination)  
Return to: Grantee @ 4926 Hillsborough Road, Durham, NC 27705-5906  
Revenue Stamps = \$260.00

NORTH CAROLINA  
ORANGE COUNTY

THIS DEED, made and entered into this the 3rd day of September, 2020, by and between, **KATHY LUNSFORD COBLE, Executrix of the Estate of ANNA RUTH LUNSFORD**, Party of the First Part, (hereinafter referred to as "Grantor"), and **MICOL PROPERTIES, LLC**, a North Carolina limited liability company, 4926 Hillsborough Road, Durham, NC 27705-5906, Party of the second Part, (hereinafter referred to as "Grantee").

WITNESSETH:

Whereas, Anna Ruth Lunsford died testate on August 22, 2019, seized and possessed of a certain tract or parcel of land herein described located in Orange County, North Carolina;

And, whereas, the Last Will and Testament of Anna Ruth Lunsford was admitted to probate in common form in Estate file 19 E 510 in the office of the Clerk of Superior Court for Orange County, North Carolina;

And, whereas, Kathy Lunsford Coble is the duly qualified Executrix of the Estate of Anna Ruth Lunsford;

And, whereas, Article II of the Last Will and Testament of Anna Ruth Lunsford directed the Executrix to sell all of her the real property;