

JB  
35873

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax \$ 1,100.00 - GDM Recording Time, Book and Page

Tax Lot No. \_\_\_\_\_ Parcel Identifier No. 9739-55-4446 *KPC*

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

Mail after recording to: GRANTEE

This instrument was prepared by: GUIDO DE MAERE, P.A. (Without title examination)

Brief description for the Index

9.25 Ac. Hwy 54

THIS DEED made this 22<sup>nd</sup> day of August, 2021, by and between  
GRANTOR

GRANTEE

Carol Dixon ACTON (fka Carol Dixon)  
and spouse,  
Jennifer Lynn ACTON

Jose Dionicio Gamez LEON  
and spouse,  
Luz Maria Reyes TREJO

Grantor's Mailing Address:  
4724 ~~XXXXXX~~ Thom Road *EDM*  
Mebane, NC 27302

Grantee's Mailing Address:  
401 Gibbon Drive  
Chapel Hill, NC 27516

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 situated in the City of \_\_\_\_\_, Chapel Hill Township, Orange County, North Carolina and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH HEREIN.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6387, Page 388, Orange County Registry. Helene Ann Dixon died on December 8, 2019

A map showing the above described property is recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, Orange County Registry.

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:

Easements and restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal.

Carol Dixon Acton (SEAL)  
CAROL DIXON ACTON (fka Carol Dixon)

This was my primary residence:  Yes No

Jennifer Lynn Acton (SEAL)  
JENNIFER LYNN ACTON

This was my primary residence:  Yes No

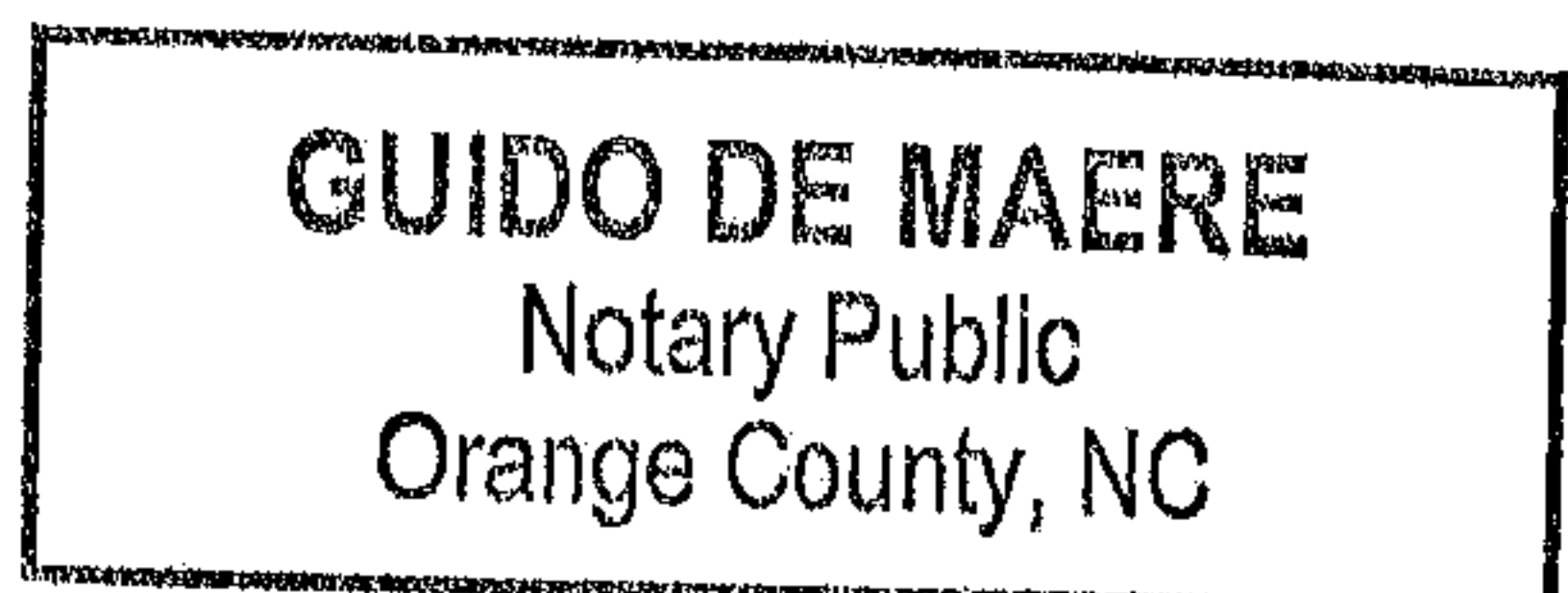
SEAL-STAMP STATE OF NORTH CAROLINA, COUNTY OF ORANGE.

I, Guido De Maere, a Notary Public of the County and State aforesaid, certify that CAROL DIXON ACTON (fka Carol Dixon and JEENIFER LYNN ACTON personally came before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the 27th day of August, 2021.

My commission expires: 08/24/2024

[Signature]  
Guido De Maere, Notary Public



**EXHIBIT A**

Bounded by John A. Sparrow, Zan Crawford, Charlie Durham, and Highway No.54, the same BEGINNING in the center of said Highway witnessed by a stake on the North side; running thence with said Crawford's line North 3 degrees East 630 feet to a rock and pointers; thence North 11 degrees 30 minutes East 1353 feet to a stake and pointers in said Durham's line; running thence with Durham's line North 59 degrees West 265 feet to a stake and pointers; thence South with said Sparrow's new line South 8 degrees West 2045 feet to the center of said Highway; running thence with same South 83 degrees 30 minutes East 210 feet to the BEGINNING, and containing 9.25 acres, more or less, as surveyed by J, Ralph Weaver Registered Surveyor on April 28, 1944. See Deed from Charlie R. Durham and wife., Elsie L. Durham to John R. Durham, dated June 4, 1947, and recorded in Book 191, Page 36, Orange County Registry.

PIN: 9739554446