

Register of Deeds
Sharon A. Davis
Durham County, NC

11/22/2022 03:09:02PM

BT: OPR B: 9823 P: 710 Pages: 5

DEED - DEED

Fee: \$2,326.00 Excise Tax: \$2300.00

INSTRUMENT #2022044574

Evelyn Hammiel

Instrument prepared by: David J. Neill, Fox Rothschild LLP, PO Box 27525, Raleigh, NC 27611
Mail after recording: David J. Neill, Fox Rothschild LLP, PO Box 27525, Raleigh, NC 27611 (BOX 183)
Excise Tax \$2,300.00
Tax Lot No.: 193245

Grantor certifies that no portion of the property herein conveyed includes the primary residence of Grantor.

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made this the 21 day of November 2022, by and between **CHERYL PARNELL MAYTON**, Executrix for the Estate of Ruby Russ Oakley (20-E-1416-Durham), having a mailing address of 38 Signet Drive, Durham, NC 27704 (the "**Grantor**"); and **BEAZER HOMES, LLC**, a North Carolina limited liability company, having a mailing address of 5400 Trinity Road, Suite 313, Raleigh, North Carolina 27607 (the "**Grantee**").

WITNESSETH:

WHEREAS, Ruby Russ Oakley a/k/a Ruby Faye Oakley ("**Decedent**"), deceased, was the fee owner of that certain parcel of land located in the City of Durham, County of Durham, and State of North Carolina commonly known as 5202 Leesville Road, Durham, North Carolina and having Durham County PIN of 0759-96-30-2292 and being more particularly described in Exhibit A attached hereto and incorporated herein (the "**Property**"); and

WHEREAS, following Decedent's death on or about October 21, 2020, the Last Will and Testament of Ruby R. Oakley dated September 11, 2015 (the "**Will**") was admitted to probate before the Durham County Clerk of Court with an Estate File established of 20-E-1416 (the "**Estate**"); and

WHEREAS by Order Authorizing Issuance of Letters dated November 9, 2020, the court appointed Grantor executrix of the Estate; and

WHEREAS, Article III of the Will makes a specific bequest of the Property to the Grantor and directs the same be sold in one or more parcels and the proceeds of the same be added to the residuary of the Estate for distribution.

NOW, THEREFORE, in consideration of the premises and the mutual promises and covenants contained herein, Grantor, for a valuable consideration paid by Grantee, the receipt of which is

Submitted electronically by "Fox Rothschild LLP - Denver"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee the Property in fee simple absolute.

Together with all right, title, and interest of Grantor in and to any current or former streams, alleys, roads, streets, ways, strips, gores, railroad rights-of-way, and sidewalks abutting or adjoining the Property, and together with all the improvements thereon and all privileges, easements, and appurtenances thereto belonging not elsewhere herein excepted. NOTWITHSTANDING THE FOREGOING, nothing contained herein shall be interpreted to convey fee title to any portion of the right-of-way located south of the Property.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple absolute.

And the Grantor covenants with the Grantee, that Grantor is seized of the Property in fee simple absolute, has the right to convey the same in fee simple absolute, that title is marketable and free and clear of all encumbrances except those that may be stated below, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

1. Taxes for the year 2022, and subsequent years, not yet due and payable.
2. Those matters appearing on Exhibit B attached hereto.

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 the context.

***REMAINDER OF PAGE INTENTIONALLY BLANK
SIGNATURE, ACKNOWLEDGMENT, & EXHIBIT PAGES FOLLOW***

IN WITNESS WHEREOF, the Grantor has caused this General Warranty Deed to be executed under seal the day and year first above written.

GRANTOR:

Cheryl Parnell Mayton (SEAL)
CHERYL PARNELL MAYTON, Executrix of the Estate
of Ruby R. Oakley (20-E-1416-Durham)

STATE OF NORTH CAROLINA

COUNTY OF Wake

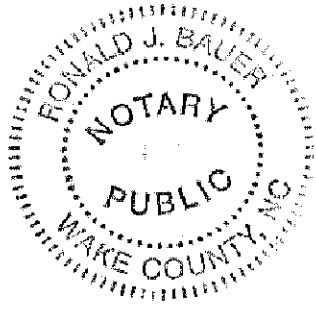
I certify that the following persons personally appeared before me this day, and acknowledged to me that each signed the foregoing document: Cheryl Parnell Mayton.

Date: November 21, 2022

[Signature]
[Notary's signature as name appears on seal]

Ronald J Bauer, Notary Public
[Notary's printed name as name appears on seal]

My commission expires: July 19, 2027



[Affix Official Seal in Space Above]

EXHIBIT A

The "Property"

BEING ALL OF (i) LOT NUMBER TWO (2) containing 2.0 acres; and (ii) LOT NUMBER THREE (3), containing 13.9 acres all as shown on plat entitled "Property of U.G. Clifton", which plat is duly recorded in Plat Book 13, Page 125, Durham County; LESS AND EXCEPT those lands conveyed by the following four (4) quitclaim deeds:

- Quitclaim Deed from Cheryl Parnell Mayton, executrix, to Shamrock Holdings, LLC, recorded in Book 9823, Page 535, Durham County Registry;
- Quitclaim Deed from Cheryl Parnell Mayton, executrix, to Stephens Enterprises, LLC, et al., recorded in Book 9823, Page 531, Durham County Registry;
- Quitclaim Deed from Cheryl Parnell Mayton, executrix, to Stephens Enterprises, LLC, recorded in Book 9823, Page 543, Durham County Registry; and
- • Quitclaim Deed from Cheryl Parnell Mayton, executrix, to Lakeisha Williams and Jesse A. Williams, recorded in Book 9823, Page 539, Durham County Registry.

EXHIBIT B

Exceptions to Title

1. Easements, setback lines and any other matters shown on plat recorded in Plat Book 13, Page 125 of the Durham County Registry.
2. Easement(s) as set forth in Book 195, Page 127, Durham County Registry.
3. Easement(s) in favor of Duke Power as recorded in Book 177, Page 411, Durham County Registry.