

2 of 5



20180316000046840 DEED  
Bk:RB6436 Pg:525  
03/16/2018 10:33:23 AM 1/9

FILED Mark Chilton  
Register of Deeds, Orange Co, NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$280.00

MAI  
0806764637 mab

**GENERAL WARRANTY DEED**

Prepared by: Charles A. Reinhardt, Jr., Reinhardt Law Offices, PLLC  
Mail after recording to: Grantees, 3024 Synotts Place, Durham, NC 27705  
Excise Stamps: \$280.00

NORTH CAROLINA  
ORANGE COUNTY

This General Warranty Deed, made and entered into this the 12<sup>TH</sup> day of March, 2018, by and between LOUISE MACK WEBB (Unmarried); NELLIE LAWSON SMITH and spouse HUGH SMITH; FAYE ARMSTRONG and spouse CURTIS ARMSTRONG; GREGORY WILLIAMS and spouse DORIS WILLIAMS; SIDNEY WILKERSON and spouse CECIL WILKERSON; RAYE ANN KIKES (Unmarried); KAYE LENA WILLIAMS (Unmarried); and MAXINE WILLIAMS (Unmarried), hereinafter collectively referred to as Grantors, and RAFAEL JIMENEZ LLAMAS and wife SUSANNA LLAMAS, hereinafter collectively referred to as Grantees, and whose address is 3024 Synotts Place, Durham, NC 27705

**W-I-T-N-E-S-S-E-T-H**

THAT WHEREAS, the property described below was a portion of that acreage which was conveyed to Sula McMannen (also or later known as Sula Mack) by deed recorded in June, 1930, in Book 94 at page 169, Orange County Registry; and



THAT WHEREAS, Sula McMannen (Mack) died intestate around 1938, survived by seven children, to wit: Joe William McMannen (Mack), Waymond McMannen (Mack), Robert McMannen (Mack), Madge M. Lunsford, Novella M. Williams, Mabel M. Richardson and Berlie M. Whitted; and

THAT WHEREAS, by deed recorded in November, 1961, in Book 184 at page 488, Orange County Registry, the property described below was conveyed to William Mack and wife Elizabeth Mack, the grantee William Mack being the same person as Joe William McMannen (Mack). The grantors of the said 1961 deed were Robert Hayes Mack (same person as Robert McMannen (Mack), Berli Whitted and husband Frank Whitted, Warymond Hayes (same person as Waymond McMannen (Mack) and wife Bertie Mack, and Madge Lunsford. The effect of the said 1961 deed was to vest a 4/7 interest in William Mack and wife Elizabeth Mack as tenants by the entireties, with William Mack continuing to hold a 1/7 interest in his own name as an heir of Sula McMannen (Mack); and

THAT WHEREAS, William Mack died intestate on December 1, 2001, and his administration file (01-E-544, Orange County Clerk), shows that his heirs were his spouse, Elizabeth Mack, and two children, Louise Mack Webb and Jerry William Mack; and

THAT WHEREAS, Jerry William Mack died intestate in Mecklenburg County on January 14, 2004, survived by a spouse Nellie Mack as his sole heir, and that Nellie Mack is now known as Nellie Lawson Smith; and

THAT WHEREAS, Elizabeth Mack died testate on February 6, 2016, and her will, in open probate in Estate File 16-E-546, Orange County Clerk, devised all her property to her sole surviving child, Louise Mack Webb; and

THAT WHEREAS, Novella Lean Williams died on May 22, 1999, in Genesee County, Michigan, survived by six children, this being Faye Armstrong, Maxine Williams, Sidney D. Wilkerson, Gregory Williams, Kaye L. Williams and Raye A. Kikes, as may be seen by reference to the probate court records of Genesee County, Michigan, Probate Court File NO1-167243-DE; and

THAT WHEREAS, by Quitclaim Deed recorded in Book 6314 at page 332, Orange County Registry, Mabel M. Richardson conveyed all of her right, title and interest, this being a 1/7 interest, to Louise Mack Webb, and



THAT WHEREAS, the net result of the deeds and intestate successions referred to above, result in the following ownership amongst the Grantors:

Louise Mack Webb	34/42
Nellie Lawson Smith	2/42
Faye Armstrong	1/42
Gregory Williams	1/42
Sidney D. Wilkerson	1/42
Raye Ann Kikes	1/42
Kaye Lena Williams	1/42
Maxine Williams	1/42

THAT WHEREAS, Grantors and Grantees have entered into a sales contract which provides, among other things, that the property described below (Lot 2, 15.69 acres) is to be sold by Grantors to Grantees for \$140,000, and that the property described as Lot 1 (1.10 acres) is to be conveyed by Grantors to Louise Mack Webb as her sole and separate property.

NOW, THEREFORE, in consideration of the sum of ONE HUNDRED FORTY THOUSAND DOLLARS (\$140,000) the receipt of which is hereby acknowledged, Grantors, by these presents do hereby grant and convey unto the Grantees, their heirs, successors and assigns, all right, title and interest which may be owned by Grantors in and to that parcel of land situated in Orange County, North Carolina, more particularly described as follows:

**Terry Road Acreage - Lot 2**  
**FROM Orange County PIN No. 0806-76-4683**

CONTAINING 15.69 acres, more or less, lying on the eastern side of Terry Road (SR 1573), and being all of that property shown on a plat entitled PROPERTY OF ELIZABETH MACK, which said plat is duly filed for record in Plat Book 96 at page 156 in the Office of the Register of Deeds of Orange County, BUT SAVE, RESERVE AND EXCEPTING THEREFROM: (1) a dedication of a 5 foot wide expansion of the Terry Road right-of-way lying immediately in front of the 1.10 acre tract (Lot 1) as shown on the plat hereinafter referred to, and (2) that 1.10 acre tract designated as Lot 1 on a plat entitled FINAL PLAT OF MINOR SUBDIVISION FOR LOUISE MACK WEBB, dated March 13, 2017, drawn by Brantley W. Wells, Professional Land Surveyor of Summit Design and Engineering Services, which said plat is duly filed for record in Plat Book 118 at page 91, Orange County Registry.



The 15.69 acre tract herein conveyed is more particularly described by metes and bounds as follows: BEGINNING at an existing monument on the eastern side of the existing right-of-way line of Terry Road (SR 1573), said point being the northwestern corner of Wicker; thence with the eastern side of the existing right-of-way line of Terry Road North 27° 40' 00" West 142.05 feet to a point, the southwestern corner of a 5 foot strip of land dedicated as additional right-of-way for Terry Road; thence with the southern line of said new 5 foot right-of-way, North 78° 57' 14" East 5.72 feet to a stake, this being the southwestern corner of Lot 1 as shown on the plat hereinafter referred to; thence with the southern lines of said Lot 1, the following five (5) calls: (1) North 78° 57' 14" East 70.16 feet to a stake; (2) North 54° 55' 32" East 19.52 feet to a stake; (3) North 71° 53' 13" East 27.71 feet to a stake; (4) North 59° 19' 13" East 21.74 feet to a stake; and (5) North 78° 57' 14" East 86.45 feet to a stake, the southeastern corner of said Lot 1; thence with the eastern line of said Lot 1, North 11° 02' 46" West 181.86 feet to a stake, the northeastern corner of Lot 1 in the southern line of Mable Richardson and the Novella Williams Heirs; thence with the southern line of the Richardson/Williams property North 78° 57' 14" East 1,699.19 feet to a concrete monument, the southeastern corner of the Richardson/Williams property in the line of the Strickland property; thence with the western line of the Strickland property, South 00° 52' 50" West 449.72 feet to a concrete monument, the northeastern corner of the Wicker property; thence with the northern line of the Wicker property, South 82° 15' 07" West 1,796.73 feet to an existing monument on the eastern side of Terry Road, the point and place of BEGINNING, containing 15.69 acres, more or less, and being all of Lot 2 shown on a plat entitled FINAL PLAT OF MINOR SUBDIVISION FOR LOUISE MACK WEBB, dated March 13, 2017, drawn by Brantley W. Wells, Professional Land Surveyor of Summit Design and Engineering Services, which said plat is duly filed for record in Plat Book 118 at page 91, Orange County Registry.

TO HAVE AND TO HOLD the aforesaid parcel of land and privileges and appurtenances thereunto belonging to the said Grantees, their heirs, successors and assigns forever.

And the said Grantors, for themselves and for their heirs, successors and assigns, covenants with the Grantees, their heirs, successors and assigns, that Grantors are seized of said property in fee and have the right to convey said property in fee simple; that said property is free from encumbrances except as may appear of record; and that Grantors will warrant and defend the title to said interest against the claims of all persons whomsoever.



IN TESTIMONY WHEREOF, the said Grantors have hereunto set their hands and adopted seals, the day and year first above written.

**SEE SIGNATURE AND NOTARY PAGES ATTACHED**



Louise Mack Webb (SEAL)  
LOUISE MACK WEBB

STATE OF NORTH CAROLINA  
COUNTY OF DURHAM

I, a Notary Public, do hereby certify that LOUISE MACK WEBB personally appeared before me this day and acknowledged the due execution of the foregoing Quitclaim Deed.

WITNESS my hand and notarial seal, this the 15<sup>TH</sup> day of March, 2018.

Ronald G. Coulter  
Notary Public

My commission expires: 12/06/2021

RONALD G COULTER  
NOTARY PUBLIC  
DURHAM COUNTY, NC  
My Commission Expires 12-6-2021



Nellie Lawson Smith (SEAL)  
NELLIE LAWSON SMITH

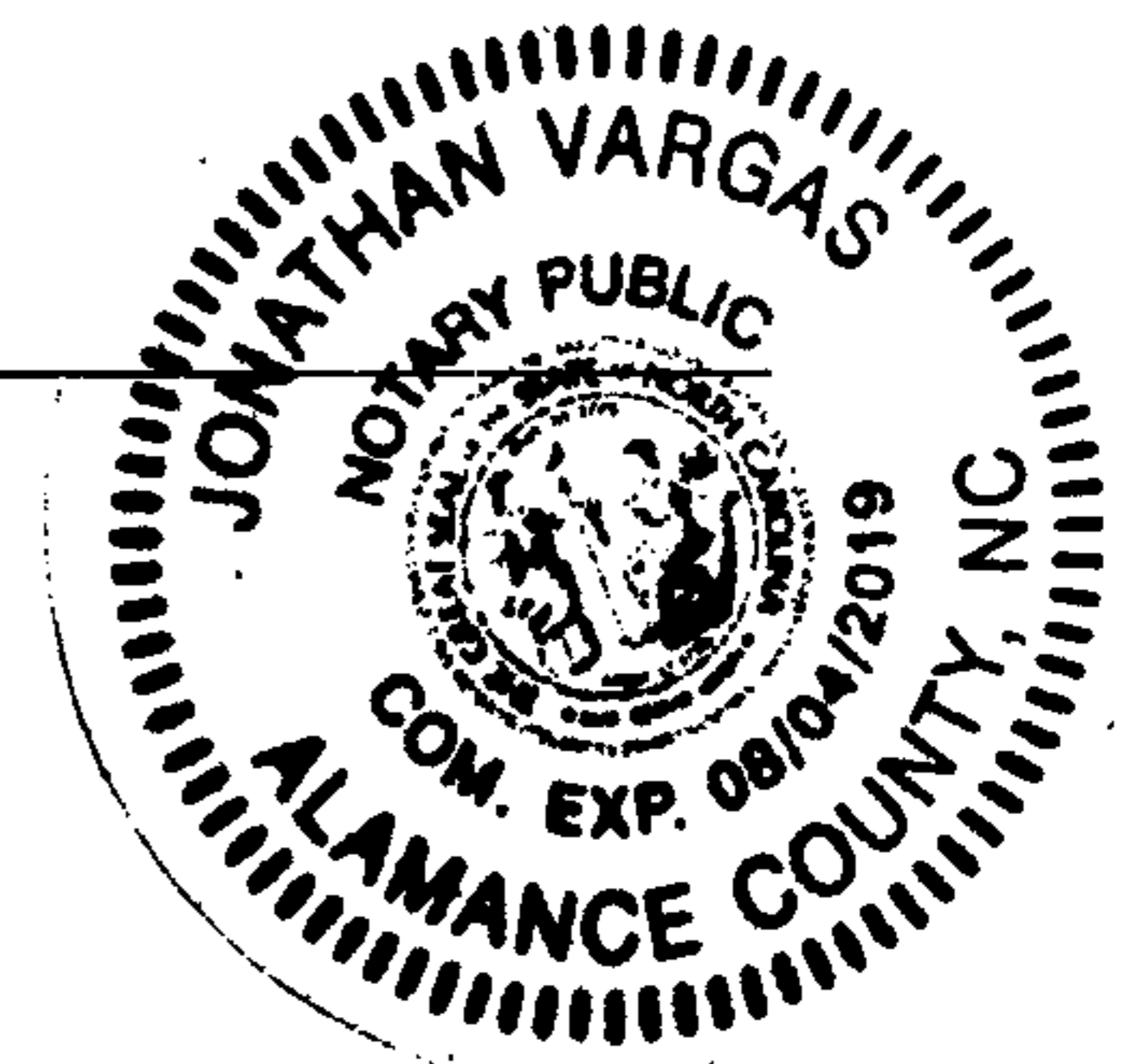
Hugh Smith (SEAL)  
HUGH SMITH

STATE OF NORTH CAROLINA  
COUNTY OF Alamance

I, a Notary Public, do hereby certify that Nellie Lawson Smith and spouse Hugh Smith personally appeared before me this day and acknowledged the due execution of the foregoing Quitclaim Deed.

WITNESS my hand and notarial seal, this the 12 day of March, 2018.

Jonathan Vargas  
Notary Public



My commission expires: Aug. 04, 2019



JONATHAN GATES  
Notary Public - State of Michigan  
County of Genesee  
My Commission Expires Jun 1, 2023  
Acting in the County of Genesee

Faye Armstrong (SEAL)  
FAYE ARMSTRONG

JONATHAN GATES  
Notary Public - State of Michigan  
County of Genesee  
My Commission Expires Jun 1, 2023  
Acting in the County of Genesee

Curtis Armstrong (SEAL)  
CURTIS ARMSTRONG

STATE OF MICHIGAN  
COUNTY OF Genesee, Michigan

I, a Notary Public, do hereby certify that FAYE ARMSTRONG and spouse CURTIS ARMSTRONG personally appeared before me this day and acknowledged the due execution of the foregoing Quitclaim Deed.

WITNESS my hand and notarial seal, this the 12 day of March, 2018.

J. D.  
Notary Public

My commission expires: 6-1-2023



*Faye Armstrong*

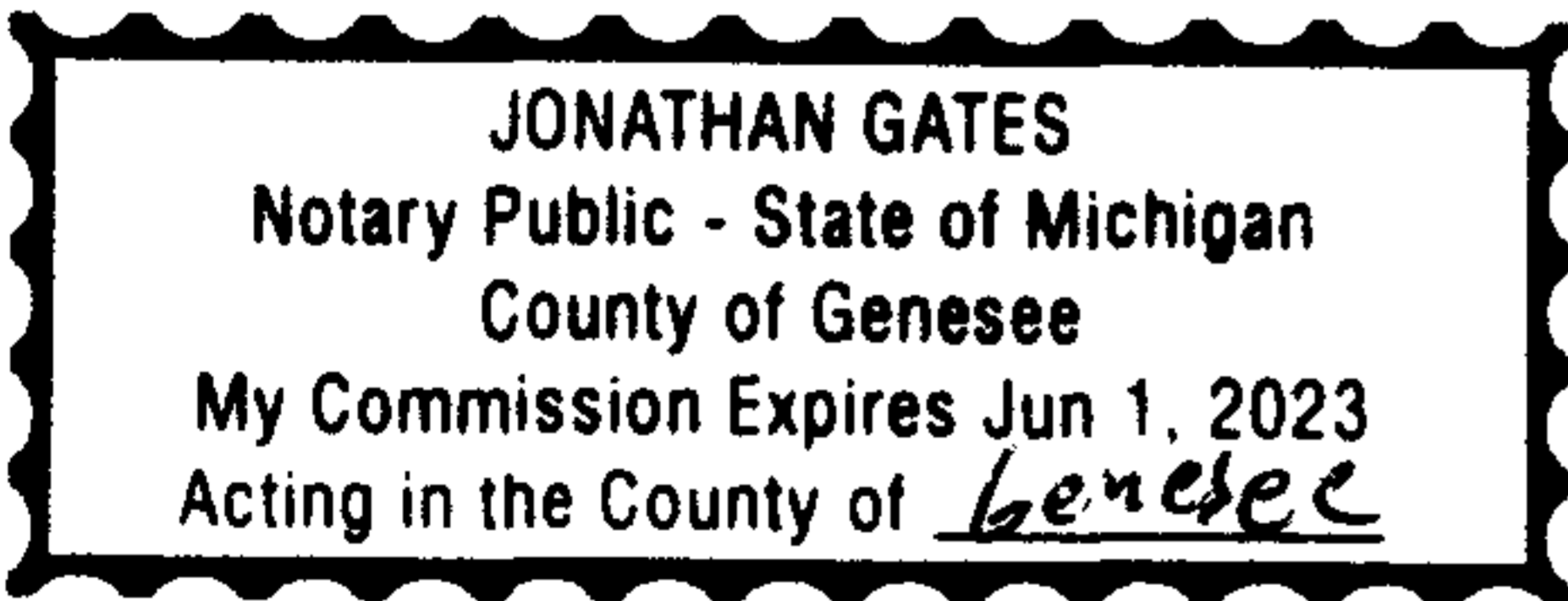
(SEAL)

FAYE ARMSTRONG, Agent/Attorney-in-Fact for  
GREGORY WILLIAMS and spouse DORIS WILLIAMS,  
SIDNEY WILKERSON and spouse CECIL WILKERSON,  
RAYE ANN KIKES; KAYE LENA WILLIAMS; and MAXINE WILLIAMS

STATE OF MICHIGAN  
COUNTY OF Genesee

I, a Notary Public, do hereby certify that Faye Armstrong, Agent/Attorney-in-Fact for GREGORY WILLIAMS and spouse DORIS WILLIAMS, SIDNEY WILKERSON and spouse CECIL WILKERSON, RAYE ANN KIKES; KAYE LENA WILLIAMS; and MAXINE WILLIAMS, personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing instrument for and in behalf of the said principals GREGORY WILLIAMS and spouse DORIS WILLIAMS, SIDNEY WILKERSON and spouse CECIL WILKERSON, RAYE ANN KIKES; KAYE LENA WILLIAMS; and MAXINE WILLIAMS, and that her authority to execute and acknowledge this instrument is contained in a Power of Attorney duly executed, acknowledged, and recorded in the Office of the Register of Deeds of Orange County in Book 6415 at page 317, and that this instrument was executed under and by virtue of the authority given by said Power of Attorney granting her power of attorney; that Faye Armstrong acknowledged the due execution of the foregoing instrument for the purposes therein expressed for and in behalf of the said principals GREGORY WILLIAMS and spouse DORIS WILLIAMS, SIDNEY WILKERSON and spouse CECIL WILKERSON, RAYE ANN KIKES; KAYE LENA WILLIAMS; and MAXINE WILLIAMS

Witness my hand and official seal, the 12 day of March, 2018.



*J. Gates*  
\_\_\_\_\_  
Notary Public

My commission expires: 6-1-23