



Doc No: 30032127  
 Recorded: 10/19/2020 02:30:48 PM  
 Fee Amt: \$26.00 Page 1 of 8  
 Excise Tax: \$2,074.00  
 Orange County North Carolina  
 Mark Chilton, Register of Deeds  
 BK 6684 PG 2316 - 2323 (8)

*James Alan Boston Jr*

**NORTH CAROLINA GENERAL WARRANTY DEED**

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Prepared By: Arges Law Firm, P.C. (James M. Arges/fmch)  
 Return To: Grantee at *76 Beverly Drive, Durham, NC 27707*  
 Excise Tax: *\$ 2,074*  
 PIN No.: *0808-29-5485 DBP*  
*MERGE: 0808-29-5744 DBP*

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This General Warranty Deed, made this *15<sup>th</sup>* day of October, 2020 by and between

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**GRANTOR**

**Warren Gates, unmarried; Clara Parker and spouse, Bernice Parker; Lynwood G. Gates and spouse, Linda Gates; Ella Joyce Gates Wilson (a/k/a Joyce Gates Wilson) and spouse, Bradsher Wilson; Joseph Gates and spouse, Julianne E. Gates; and Terence Leon Gates, Trustee for the benefit of John Edward Gates, Jr., Dexter Blalock Gates and Terence Leon Gates**

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**GRANTEE**

**Martha Hollinshed Fisher and spouse, Mitchell Leon Fisher**

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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 valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey to the Grantee, in fee simple, all of the following described land situated, lying and being in the County of **Orange** and State of North Carolina, more particularly described as follows:

**See Exhibit "A"**

Being the same property conveyed in Deed Book 6476 at Page 430, Deed Book 4136, Page 148; Deed Book 3930, Page 581; Deed Book 2683, Page 427; Deed Book 2664, Page 232; Deed 2460, Page 10 and Deed Book

119, Page 67 of the Orange County Registry. A map showing the above described property is recorded in Plat Book \_\_\_\_ at Page \_\_\_\_.

**TO HAVE AND TO HOLD** the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple

**AND** the Grantor hereby covenants with the Grantee that Grantor is legally seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land, and will defend the same against the lawful claims of all whomsoever; and that said land is free of all encumbrances, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: Restrictive Covenants and Easements that may appear in the public record.

**IN WITNESS WHEREOF**, the said Grantor has executed the foregoing as of the day and year first above written.

Warren Gates  
Warren Gates

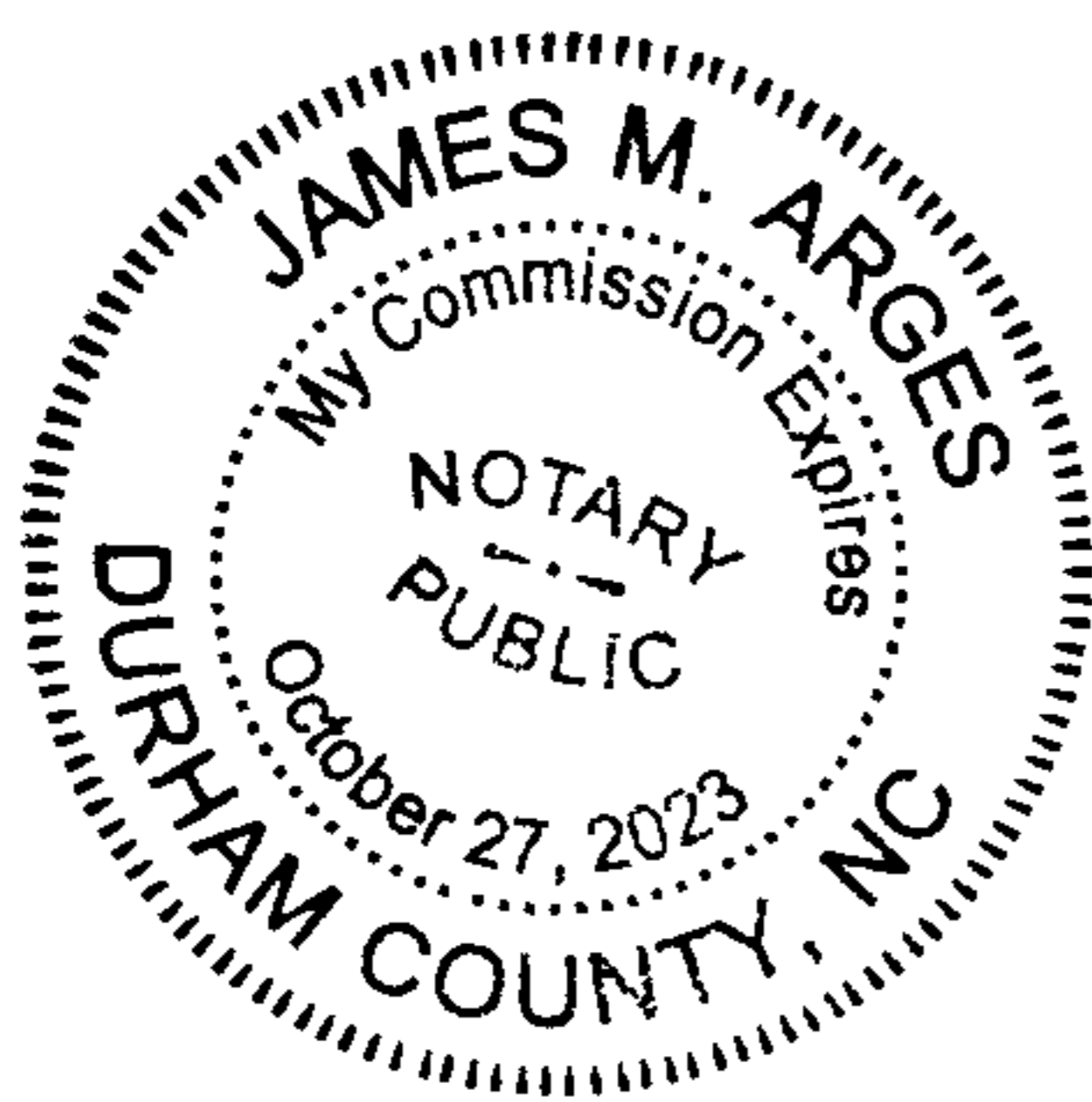
STATE OF North Carolina

CITY/COUNTY OF Durham

I, James M. Arges, a Notary Public for the County of Durham, State of North Carolina, do hereby certify that **Warren Gates**, who is/are known to me or proved to me on the basis of satisfactory evidence to be the person(s) described, personally appeared before me this day, acknowledged to me that he/she/they voluntarily signed the foregoing instrument for the purposes stated therein, and in the capacity indicated.

Witness my hand and official seal this the 15 day of October, 2020.

James M. Arges  
Notary Public Signature  
James M. Arges  
Printed Name of Notary Public



My commission expires: 10 | 27 | 2023

**TO HAVE AND TO HOLD** the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple

**AND** the Grantor hereby covenants with the Grantee that Grantor is legally seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land, and will defend the same against the lawful claims of all whomsoever; and that said land is free of all encumbrances, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: Restrictive Covenants and Easements that may appear in the public record.

**IN WITNESS WHEREOF**, the said Grantor has executed the foregoing as of the day and year first above written.

Clara Parker  
Clara Parker

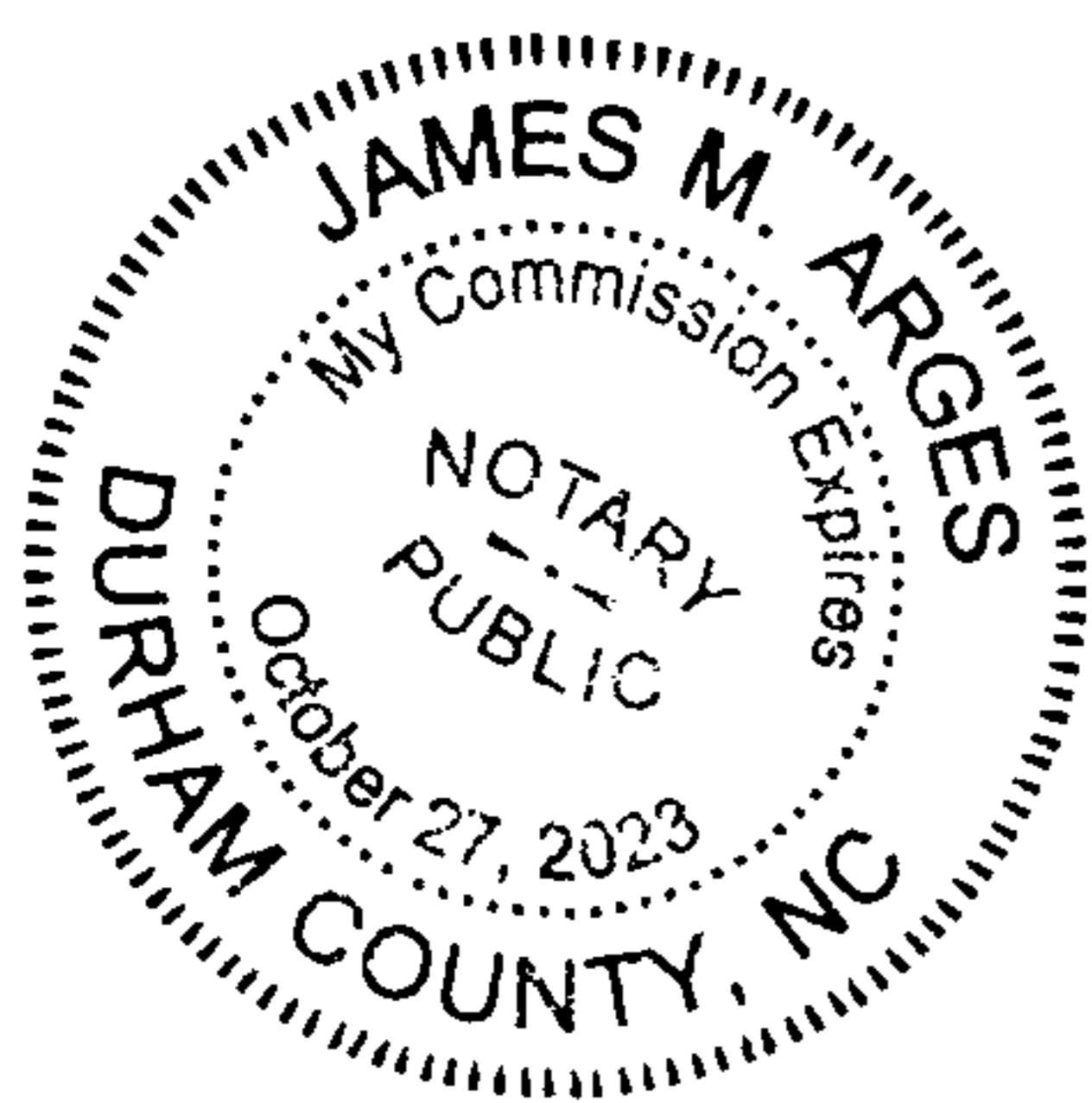
Bernice Parker  
Bernice Parker

STATE OF North Carolina

CITY/COUNTY OF Durham

I, James M. Arges, a Notary Public for the County of Durham, State of North Carolina, do hereby certify that **Clara Parker and Bernice Parker**, who is/are known to me or proved to me on the basis of satisfactory evidence to be the person(s) described, personally appeared before me this day, acknowledged to me that he/she/they voluntarily signed the foregoing instrument for the purposes stated therein, and in the capacity indicated.

Witness my hand and official seal this the 15 day of October, 2020.



[Signature]  
Notary Public Signature

James M. Arges  
Printed Name of Notary Public

My commission expires: 10/27/2023

**TO HAVE AND TO HOLD** the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple

**AND** the Grantor hereby covenants with the Grantee that Grantor is legally seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land, and will defend the same against the lawful claims of all whomsoever; and that said land is free of all encumbrances, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: Restrictive Covenants and Easements that may appear in the public record.

**IN WITNESS WHEREOF**, the said Grantor has executed the foregoing as of the day and year first above written.

Lynwood G. Gates  
Lynwood G. Gates

Linda Gates  
Linda Gates

STATE OF North Carolina

CITY/COUNTY OF Durham

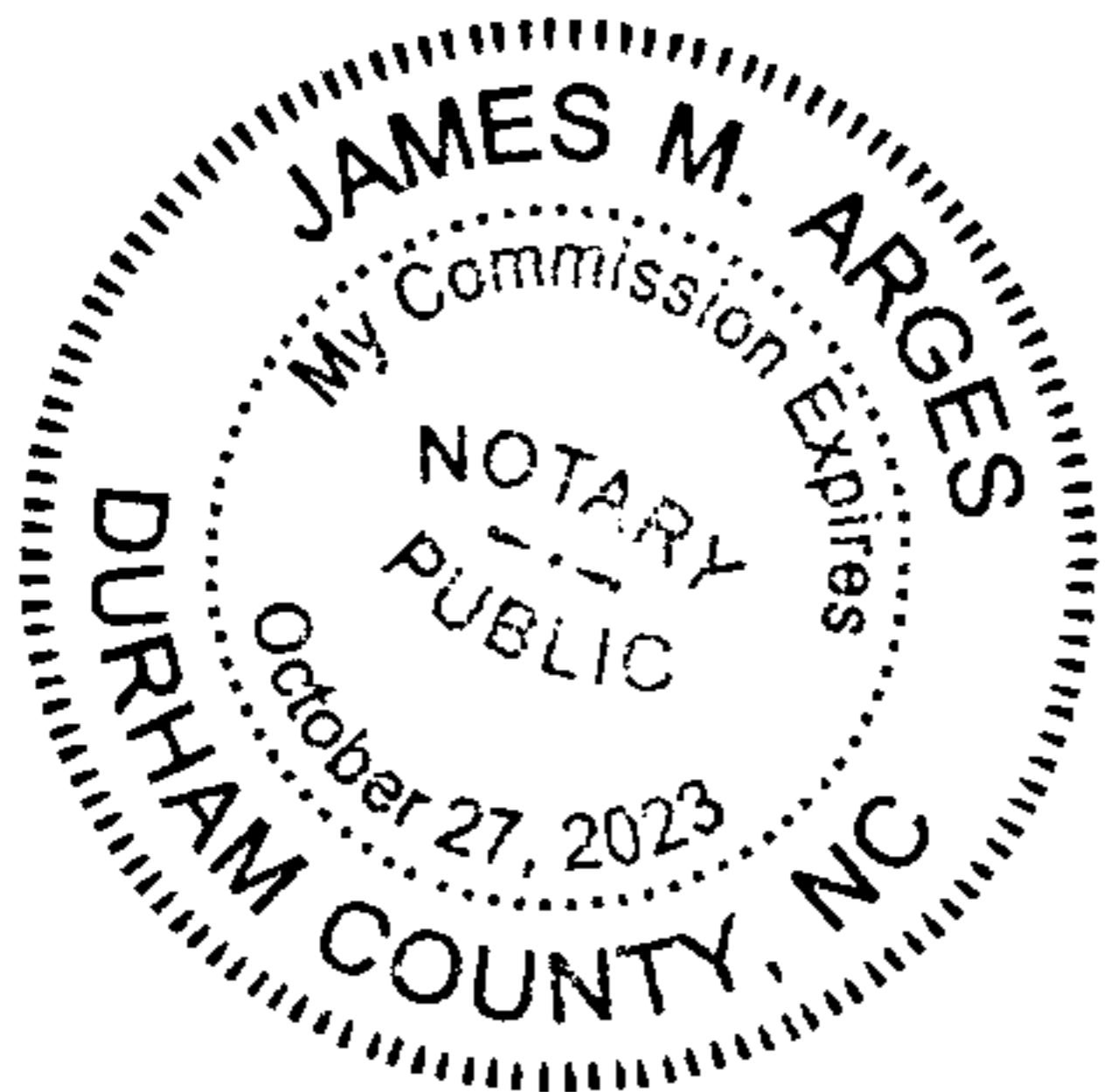
I, James M. Arges, a Notary Public for the County of Durham, State of North Carolina, do hereby certify that **Lynwood G. Gates and Linda Gates**, who is/are known to me or proved to me on the basis of satisfactory evidence to be the person(s) described, personally appeared before me this day, acknowledged to me that he/she/they voluntarily signed the foregoing instrument for the purposes stated therein, and in the capacity indicated.

Witness my hand and official seal this the 15 day of October, 2020.

[Signature]  
Notary Public Signature

James M. Arges  
Printed Name of Notary Public

My commission expires: 10/27/2027



**TO HAVE AND TO HOLD** the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple

**AND** the Grantor hereby covenants with the Grantee that Grantor is legally seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land, and will defend the same against the lawful claims of all whomsoever; and that said land is free of all encumbrances, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: Restrictive Covenants and Easements that may appear in the public record.

**IN WITNESS WHEREOF**, the said Grantor has executed the foregoing as of the day and year first above written.

Ella Joyce Gates Wilson  
**Ella Joyce Gates Wilson**  
Bradsher Wilson  
**Bradsher Wilson**

STATE OF North Carolina

CITY/COUNTY OF Durham

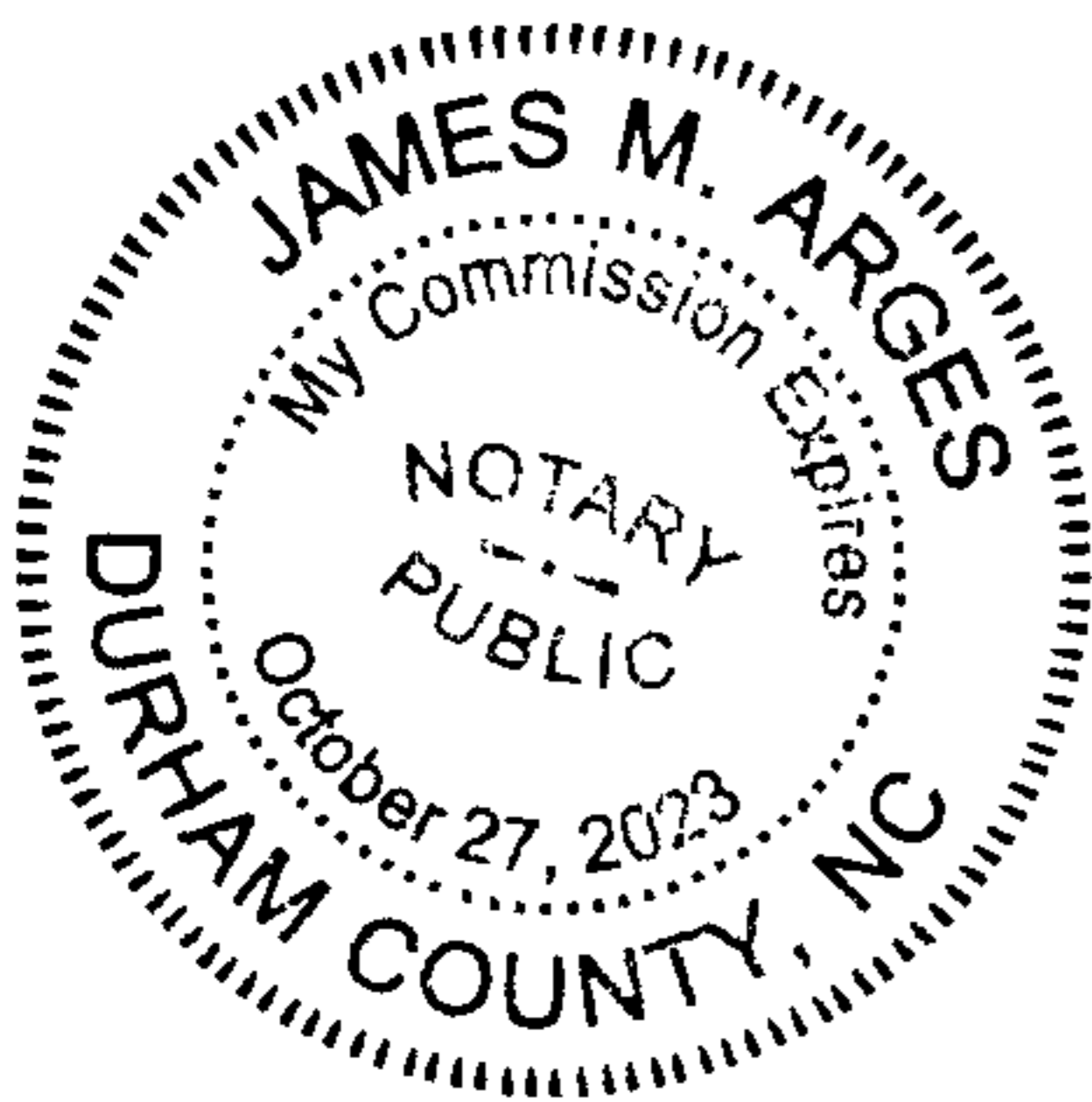
I, James M. Arges, a Notary Public for the County of Durham, State of North Carolina, do hereby certify that Joyce Gates Wilson and Bradsher Wilson, who is/are known to me or proved to me on the basis of satisfactory evidence to be the person(s) described, personally appeared before me this day, acknowledged to me that he/she/they voluntarily signed the foregoing instrument for the purposes stated therein, and in the capacity indicated. \* Elk

Witness my hand and official seal this the 15 day of October, 2020.

[Signature]  
Notary Public Signature

James M. Arges  
Printed Name of Notary Public

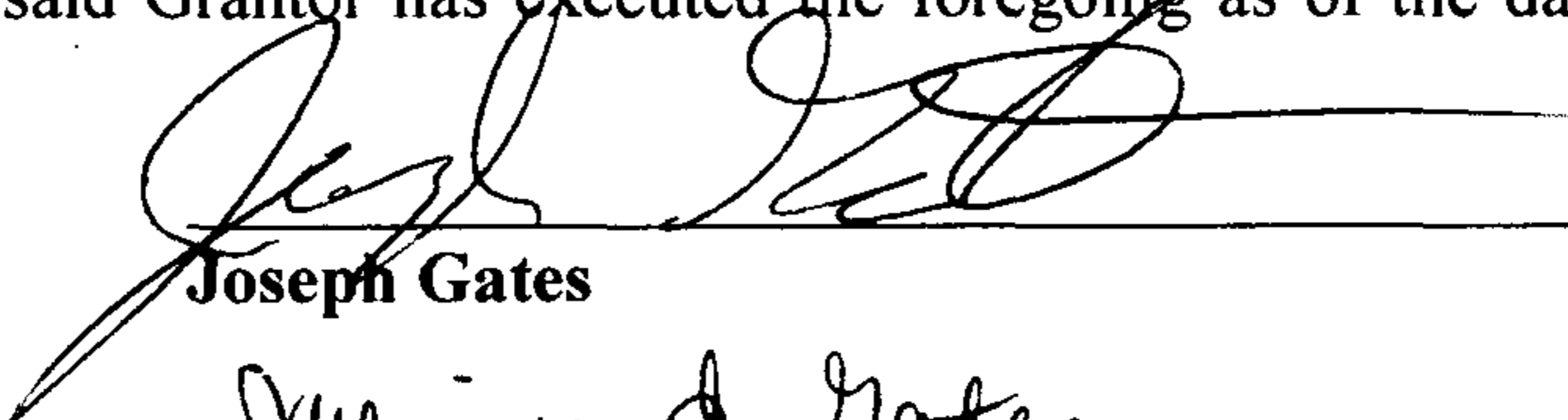

My commission expires: 10/27/2027



**TO HAVE AND TO HOLD** the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple

**AND** the Grantor hereby covenants with the Grantee that Grantor is legally seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land, and will defend the same against the lawful claims of all whomsoever; and that said land is free of all encumbrances, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: Restrictive Covenants and Easements that may appear in the public record.

**IN WITNESS WHEREOF**, the said Grantor has executed the foregoing as of the day and year first above written.

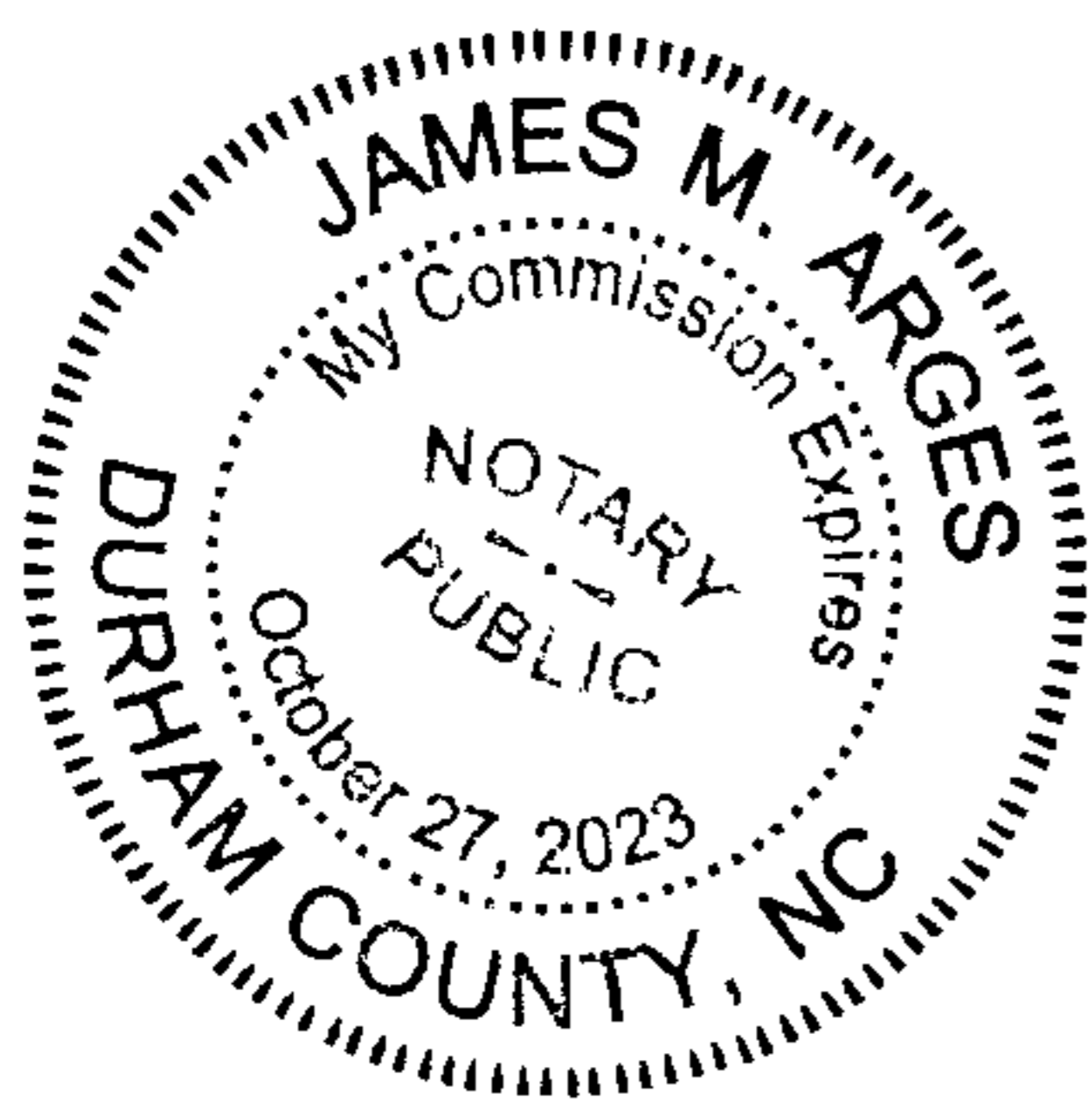
  
 \_\_\_\_\_  
**Joseph Gates**  
  
 \_\_\_\_\_  
**Julianne E. Gates**

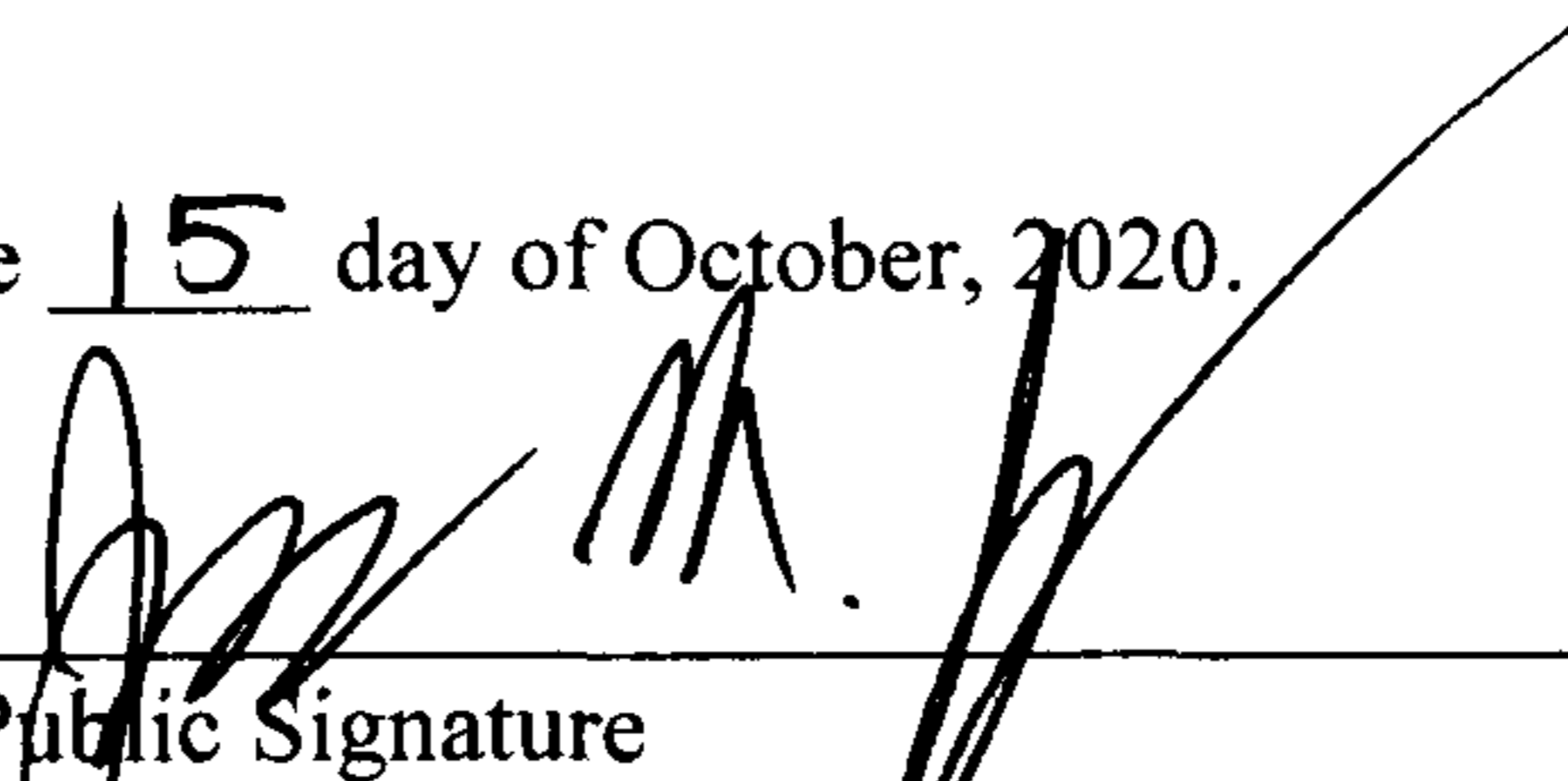
STATE OF North Carolina

CITY/COUNTY OF Durham

I, James M. Arges, a Notary Public for the County of Durham, State of North Carolina, do hereby certify that **Joseph Gates and Julianne E. Gates**, who is/are known to me or proved to me on the basis of satisfactory evidence to be the person(s) described, personally appeared before me this day, acknowledged to me that he/she/they voluntarily signed the foregoing instrument for the purposes stated therein, and in the capacity indicated.

Witness my hand and official seal this the 15 day of October, 2020.



  
 \_\_\_\_\_  
 Notary Public Signature

James M. Arges  
 \_\_\_\_\_  
 Printed Name of Notary Public

My commission expires: 10/27/2023

**TO HAVE AND TO HOLD** the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple

**AND** the Grantor hereby covenants with the Grantee that Grantor is legally seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land, and will defend the same against the lawful claims of all whomsoever; and that said land is free of all encumbrances, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: Restrictive Covenants and Easements that may appear in the public record.

**IN WITNESS WHEREOF**, the said Grantor has executed the foregoing as of the day and year first above written.

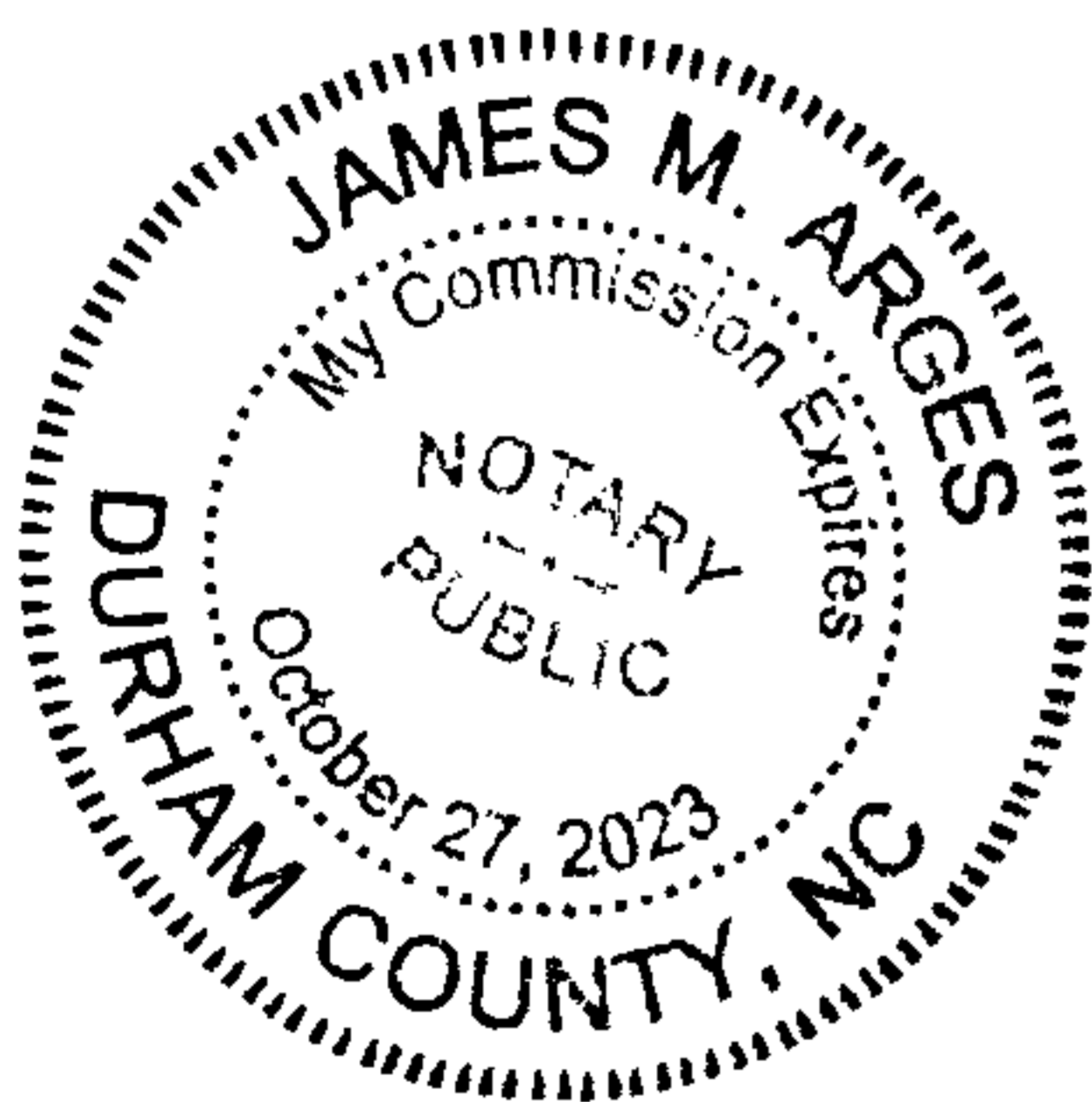
Trustee: *Terence Leon Gates*  
**Terence Leon Gates**

STATE OF North Carolina

CITY/COUNTY OF Durham

I, James M. Arges, a Notary Public for the County of Durham, State of North Carolina, do hereby certify that **Terence Leon Gates, Trustee**, who is/are known to me or proved to me on the basis of satisfactory evidence to be the person(s) described, personally appeared before me this day, acknowledged to me that he/she/they voluntarily signed the foregoing instrument for the purposes stated therein, and in the capacity indicated.

Witness my hand and official seal this the 15 day of October, 2020.



*James M. Arges*  
Notary Public Signature  
James M. Arges  
Printed Name of Notary Public

My commission expires: 10/27/2023

## EXHIBIT "A"

PROPERTY LOCATED NEAR AND TO THE WEST OF NEW SHARON CHURCH ROAD (S.R. 1538) AND BIENG ALL OF PARCEL 1 CONTAINING 11,048,509 SQ. FT. OR 253.64 ACRES AS SHOWN ON RECOMBINATION PLAT FOR 7802 NEW SHARON CHURCH ROAD, ROUGEMONT, NC 27572, DATED SEPTEMBER 15, 2020, BY S.D. PUCKETT & ASSOCIATES, P.C., STEPHEN D. PUCKETT, PROFESSIONAL LAND SURVEYOR, RECORDED IN PLAT BOOK 122, PAGE 107, ORANGE COUNTY REGISTRY TO WHICH REFERENCE IS HEREBY MADE FOR A MORE DETAILED DESCRIPTION.