

Register of Deeds
Sharon A. Davis
Durham County, NC
12/15/2022 04:41:56PM
BT: OPR B: 9835 P: 896 Pages: 6
DEED - DEED
Fee: \$1,536.00 Excise Tax: \$1510.00
INSTRUMENT #2022046879
Sharon Marsh

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax:	\$1,510
Parcel ID:	179298
Mail/Box to:	Grantee
Prepared by:	Gwynn, Edwards & Getter, PA without title examination or tax advice given
Brief description for the Index:	7926 Massey Chapel Road, Durham

THIS SPECIAL WARRANTY DEED ("Deed") is made on the 14th day of December 2022, by and between:

GRANTOR	GRANTEE
EDENS INVESTMENTS, INC. a North Carolina corporation 112 E. Main St. Durham, NC 27701	GREENWOOD HOMES – RALEIGH, LLC a Virginia limited liability company 1628 Hidden Leaf Court Raleigh, NC 27606

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in Durham County, North Carolina and more particularly described as follows (the "Property"):

See Attached Exhibit A

All or a portion of the Property was acquired by Grantor by instrument recorded contemporaneously herewith, Durham County Registry.

All or a portion of the Property includes or does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor shall warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

1. Ad valorem taxes for 2023 and subsequent years, not yet due or payable;
2. Zoning ordinances and governmental regulations governing the use, operation and maintenance of the land described herein;
3. Easements for the installation or maintenance of public utilities serving the land described herein;
4. Building restriction lines, easements, rights of way or any other facts as shown on plat recorded in Plat Book 33, Page 128, Plat Book 48, Page 78, Plat Book 55, Page 187, Plat Book 55, Page 188, and Plat Book 95, Page 17, Durham County Registry.
5. Easement(s) and/or Right(s) of Way to Duke Power Company recorded in Book 1016, Page 665, Durham County Registry.
6. Rights of others in and to the use of the "Dedicated Road" as shown on the map recorded in Plat Book 95, Page 17, Durham County Registry.
7. The following matters shown on survey by Jonathan F. Murphy, Registered Land Surveyor, dated March 17, 2021, and any easements or rights of way associated therewith and including, but not limited to:
 - a) Service utilities; b) Possible gravel drive encroachment

[signature and acknowledgement to follow]

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina Special Warranty Deed, if an entity by its duly authorized representative.

EDENS INVESTMENTS, INC.
a North Carolina corporation

By: [Signature]
Name: Jarrod Edens
Title: President

STATE OF North Carolina, COUNTY OF Wake

I J. Kenneth Edwards, a Notary of the above state and county of Wake, certify that the following person(s) personally appeared before me on the 14th day of December 2022 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Jarrod Edens, President of Edens Investments, Inc., a North Carolina corporation.



[Signature]
Notary Public (Official Signature)
My commission expires: _____

EXHIBIT A

Lying in Durham County, North Carolina, and being more particularly described as follows:

BEGINNING at a stake 886 feet in a westerly direction from the northwest intersection of Fayetteville Rd. and Old Hillsboro Rd. at the corner of Lot No. 2; thence along the North line of Old Hillsboro Rd. North 88 degrees 45 minutes West 847 feet to a stake corner of Lot No. 4 map here and after referred to; thence with the West line of Lot No. 4 North 3 degrees 45 minutes East 547 feet to a stake southwest corner of Lot No. 3; thence along and with the South line of Lot No. 3 South 86 degrees 30 minutes East 840 feet to a stake; thence South 3 degrees 30 minutes West 533 feet to a stake the point of beginning containing 10.48 acres and being Lot No. 4, according to map of property of J.A. and C.P. Tucker and wives, surveyed and plotted by Eugene A. Davis, Registered Surveyor, on file in the Office of the Register of Deeds of Durham County Plat Book 33, Page 128 to which reference is hereby made for a more particular description of same.

LESS AND EXCEPT that property conveyed in Book 300, Page 350 and described as follows: **BEGINNING** at an iron stake on the north side of the Massey Chapel Road, 1,011 feet west of the northwest corner of the Massey Chapel and Fayetteville Road intersection and running thence North 3 degrees 30 minutes East 250 feet to an iron stake and pointers; thence South 88 degrees 45 minutes East 125 feet to an iron stake and pointers; thence South 3 degrees 30 minutes West 250 feet to an iron stake on the north side of Massey Chapel Road; thence along and with the north side of said road North 88 degrees 45 minutes West 125 to an iron stake, the point and place of beginning and being the property of F.D. Harward and wife, Ruth T. Harward as per plat and survey thereof by Eugene A. Davis, Registered Surveyor, dated February, 1964 and recorded in the Office of the Register of Deeds of Durham County in Plat Book 48, Page 78 to which reference is hereby made for a more particular description of the same.

LESS AND EXCEPT that property conveyed in Book 308, page 101 and described as follows: **BEGINNING** at an iron stake in the northern property line of Massey Chapel Road, southeast corner of property of J. A. Tucker, and running thence North 3 degrees 30 minutes East 200.0 feet to an iron stake; thence South 88 degrees 45 minutes East 200.0 feet to an iron stake, F. D. Harward's corner; thence along and with said Harward's western line, South 3 degrees 30 minutes West 200.0 feet to an iron stake in the northern property line of Massey Chapel Road; thence along and with the northern property line of Massey Chapel Road, North 88 degrees 45 minutes West 200.0 feet to an iron stake, the point or place of beginning, containing 0.91 acres, and being the property of James A. Tucker and wife, Rosa W. Tucker, located in Triangle Township, Durham, County, N.C., surveyed December, 1964, by Eugene A. Davis, Registered Surveyor, plat of which is duly recorded in the office of the Register of Deeds for Durham County in Plat Book _____ Page _____ and being a portion of the property as shown in Plat Book 33, Page 128.

LESS AND EXCEPT that property conveyed in Book 346, Page 226 and described as follows: **BEGINNING** at a point located on the south side of an unnamed Road, which point is North 86 degrees 30 minutes West 205.0 feet from the southwest point of intersection of Fayetteville Road and said unnamed road, and running thence South 3 degrees 30 minutes West 175.0 feet to an iron stake; thence North 86 degrees 30 minutes West 150.0 feet to an iron stake; thence North 3 degrees 30 minutes East 175.0 feet to a

stake in the southern property line of said unnamed Road; thence South 86 degrees 30 minutes East 150.0 feet to an iron stake, the point and place of beginning, containing 0.60 acres, as per plat and survey of property of James E. Long, Jr., and Alberta Mae Long, located in Triangle Township, Durham County, surveyed and platted June, 1968, by Eugene A. Davis, R.S., Map of which is duly recorded in the Office of the Durham County Registry, in Plat Book _____, Page _____.

LESS AND EXCEPT that property conveyed in Book 348, Page 255 and described as follows: BEGINNING at an iron stake on the north side of the Old Hillsboro Road at the southwest corner of the property of J. C. Fuller and 1,336 feet in a westerly direction from the west side of the Fayetteville Road and running thence along and with the north side of the Old Hillsboro Road North 86 degrees 45 minutes West 125 feet to an iron stake; thence North 3 degrees 15 minutes East 210 feet to an iron stake; thence South 86 degrees 45 minutes East 125 feet to an iron stake at the northwest corner of the property of J. C. Fuller; thence along and with the west line of the property of J. C. Fuller South 3 degrees 15 minutes West 210 feet to an iron stake in the north side of the Old Hillsboro Road, the point and place of the beginning and being the Property of Elizabeth Shadrach Woods as per plat and survey thereof by Eugene A. Davis, Registered Surveyor, dated August, 1968 and recorded in the Office of the Register of Deeds for Durham County in Plat Book 55, Page 187, to which said plat reference is hereby made for a more particular description of the same.

LESS AND EXCEPT that property conveyed in Book 348, Page 256 and described as follows: BEGINNING at an iron stake on the north side of the Old Hillsboro Road at the southwest corner of the property of S. C. Joyner and 1,211 feet in a westerly direction from the west side of the Fayetteville Road and running thence along and with the north side of the Old Hillsboro Road North 86 degrees 45 minutes West 125 feet to an iron stake; thence North 3 degrees 15 minutes East 210 feet to an iron stake; thence South 86 degrees 45 minutes East 125 feet to an iron stake at the northwest corner of the Property of S. C. Joyner; thence along and with the west line of the property of S. C. Joyner South 3 degrees 15 minutes West 210 feet to an iron stake on the north side of the Old Hillsboro Road, the point and place of the beginning and being the Property of James C. Fuller and wife, Kaye W. Fuller as per plat and survey thereof by Eugene A. Davis, Registered Surveyor, dated August, 1968, and recorded in the Office of the Register of Deeds for Durham County in Plat Book 55, Page 188 to which plat reference is hereby made for a more particular description of the same.

LESS AND EXCEPT that property conveyed in Book 419, Page 117 and described as follows: BEGINNING at an iron stake on the north side of the Old Hillsboro Road No. 1192 and at the southwest corner of the Property of Elizabeth S. Woods 1461 feet in a westerly direction from the west side of the Fayetteville Road No. 1118 and running thence along and with the north side of the said Old Hillsboro Road No. 1192 North 85 degrees 40 minutes West 200 feet to an iron stake; thence North 3 degrees 15 minutes East 220 feet to an iron stake; thence South 85 degrees 40 minutes East 200 feet to an iron stake; thence South 3 degrees 15 minutes West 220 feet to an iron stake on the North side of the Hillsboro Road, the point and place of the beginning and being the Property of John M. Monk and wife, Linda T. Monk as per plat and survey thereof by Eugene A. Davis, Registered Surveyor, dated June, 1974, and recorded in the Office of the Register of Deeds for Durham County in Plat Book _____, Page _____ to which said plat reference is hereby made for a more particular description of the same.

LESS AND EXCEPT that property conveyed in Book 982, Page 976 and described as follows: **BEGINNING** at an iron stake on the East side of a private road said stake being North 5 degrees 56 minutes East 220 feet from the Northeast intersection of Huntsville Road and said private drive and also being North 85 degrees 06 minutes 49 seconds West 31.79 feet from the Northwest corner of the Property of John M. Monk and running thence along and with the Easterly side of said private drive North 5 degrees 56 minutes 00 seconds East 210 feet to an iron stake the control corner, running thence South 85 degrees 06 minutes 49 seconds East 210 feet to an iron stake; running thence South 5 degrees 56 minutes 00 seconds West 210 feet to an iron stake in the Northerly property line of John M. Monk; running thence North 85 degrees 06 minutes 49 seconds West 210 feet to an iron stake in the Westerly side of said private drive the point of **BEGINNING** and containing 1.01 acres and being the Property of Sidney Ransom and wife, Ora Ransom as per plat and survey thereof by J. Watts Copley, Land Surveyor, dated 8-25-78 and being Job No. 8361 and recorded in the Office of the Register of Deeds of Durham County, North Carolina, in Plat Book 95, Page 17, to which reference is hereby made for a more particular description of the same. And there is also conveyed with said property an easement of right of egress and ingress same being a covenants to run with the property herein conveyed along that 60 foot private road as it extends from Huntsville Road to the Northwest corner of the property herein conveyed, said 60 foot road being more particularly described as shown on the plat of the property of Sidney Ranson [sic] and wife, Ora Ransom by J. Watts Copley, Land Surveyor, as above referred in the more particular description of the said property.

LESS AND EXCEPT that property conveyed in Book 4663, Page 666 and in Book 9064, Page 114.

Which has the following street address: 7926 Massey Chapel Road, Durham, NC 27713