

For Registration Willie L. Covington
Register of Deeds
Durham County, NC
Electronically Recorded
2016 May 17 11:33 AM NC Rev Stamp: \$ 1212.00
Book: 7931 Page: 437 Fee: \$ 26.00
Instrument Number: 2016015378
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,212.00

Parcel Identifier Nos. 195274 and 195276

Mail to: Grantee

This instrument was prepared by: Harrold Law Firm, PLLC

Brief description for the Index: 21.25 ac and 13.877 ac tracts

THIS DEED made this 14th day of May, 2016, by and between

GRANTOR

GRANTEE

**JERRY RANDALL COTTEN and wife,
GAIL COTTEN**

**BOYCE MILL PARTNERS, LLC,
a North Carolina limited liability company**

**CHARLOTTE COTTEN EASON and husband,
DONALD EASON**

**WILLIAM R. JOHNSON, individually and as
Executor of the Estate of Carolyn Johnson Cotten**

**5528 Holland Farms Way
Raleigh, NC 27603**

**702 Oberlin Road, #400
Raleigh, NC 27605**

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

See Exhibit A.

Submitted electronically by "Harrold Law Firm, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

For back reference, see:

1. Estate file of Carolyn Johnson Cotten.
2. Estate file of Roy Kenneth Cotten (10 E 167, Office of Wake County Clerk of Court).
3. Estate file of Vera Mae Cotten (96 E 220, Office of Durham County Clerk of Court).
4. Estate file of William Roy Cotten (81 E 291, Office of Durham County Clerk of Court).

For further reference, see survey attached hereto as Exhibit B.

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

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, other than the following exceptions:

1. 2016 ad valorem taxes.
2. Easements, restrictions and rights of way of record.

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

(see signatures attached)

Jerry Randall Cotten (SEAL)
Jerry Randall Cotten

Gail Cotten (SEAL)
Gail Cotten

State of North Carolina, County of Wake

I certify that the following person personally appeared before me this day and acknowledged the execution of the foregoing document: Jerry Randall Cotten and Gail Cotten.

Witness my hand and Notarial stamp or seal this 14th day of May, 2016.

My Commission Expires: 8/16/18

M. Bradley Harrod
Notary Public

Seal/Stamp



Charlotte Cotten Eason (SEAL)
Charlotte Cotten Eason

Donald Eason (SEAL)
Donald Eason

State of Virginia

County of Newport News

I certify that the following person personally appeared before me this day and acknowledged the execution of the foregoing document: Charlotte Cotten Eason and Donald Eason.

Witness my hand and Notarial stamp or seal this 13th day of May, 2016.

My Commission Expires: 08/31/2019

Paul P. Boone
Notary Public

Seal/Stamp



William R. Johnson (SEAL)
William R. Johnson Individually and as
Executor of the Estate of Carolyn Johnson
Cotton

State of North Carolina, County of Wake

I certify that the following person personally appeared before me this day and acknowledged the execution of the foregoing document: William R. Johnson.

Witness my hand and Notarial stamp or seal this 13th day of May, 2016.

My Commission Expires: 08/07/16

Susan G. Worsley
Notary Public

Seal/Stamp



EXHIBIT A

TRACT #1: BEGINNING at an iron stake in the eastern edge of the Boyce Mill Rd., which said stake is south 15° 30' east 174 feet from a point where the eastern edge of the Boyce Mill Rd. intersects the southern edge of the Wake Forest Highway (N. C. 98); and running thence south 53°15' east 830 feet to a stake; thence north 80° east (erroneously stated as south 80° east, as shown by mesne conveyances recorded in the following Deed Books in the Durham County Registry: Deed Books 279, p. 424; 308 p. 279; 427 p. 467 and 932 p. 448) 829 feet to a stake in the western line of Marsh Parkers; thence with Marsh Parker's western line south 5°30' west 534 feet to a stake in the line of E. C. Ray; thence with Ray's line south 63°west 1053 feet to a stake in the southeastern edge of Boyce Mill Rd.; thence along and with the eastern edge of Boyce Mill Rd. the following courses and distances; thence north 34° west 390 feet to a stake; thence north 28° west 317 feet to a stake; thence north 11° west 632 feet to a stake; thence north 3° west 155 feet to a stake the point or place of beginning, and containing 26.0 acres, more or less, as shown on plat of the PROPERTY OF O. M. PERRY, Carr Township, by E. H. Copley, County Surveyor, Jan. 1937, and now on file in the Durham County Registry in Plat Book _____, page _____, to which plat reference is hereby made for a more particular description of same. See Deed Book 120, page 142; see Power of Attorney recorded in Deed Book 150, page 405; see Will Book 8, page 19, Clerk of Superior Court Office of Durham County, and see Book of Administrators 14, page 19, Clerk of Superior Court Office of Durham County; also, Will Book C, page 402, Office of Clerk of Superior Court of Wake County, North Carolina.

TRACT #2: BEGINNING at a stake at a point where the northwestern edge of Marsh Parker's land intersects the southern edge of the Wake Forest Highway (NC #98); and running thence south 5°30' west 329.5 feet to a stake; thence south 80° west 829 feet to an iron stake and pointeres; thence north 53°15' west approximately 830 feet to an iron stake in the eastern edge of Boyce Mill Rd.; thence with the eastern edge of Boyce Mill Rd. north 15°30' west 174 feet to an iron stake in the southern edge of the Wake Forest Highway; thence along and with the southern edge of the Wake Forest Highway the following courses and distances: thence north 81° 40' east 200 feet; thence south 87°50' east 200 feet; thence south 74°50' east 200 feet; thence south 67°30' east 400 feet; thence south 76°50' east 200 feet; thence south 86°45' east 200 feet; thence north 80°15' east 215 feet to an iron stake, the point or place of beginning, containing 14.12 acres, more or less; BUT EXCEPTING therefrom 1.9 acres, more or less, conveyed to W. T. Carpenter et ux in Deed Book 111, page 19, Durham County Registry, leaving a balance of 12.26 acres, more or less, as shown on plat of PROPERTY OF O. M. PERRY, Carr Township; also, see plat of O. M. Perry Property of E. W. Clements, L.S., dated 3/8/34, Durham County Registry. See Deed Books 122, p.209, and 427, p. 467, Durham County Registry.

