

For Registration Sharon A. Davis  
 Register of Deeds  
 Durham County, NC  
 Electronically Recorded  
 2018 Jul 09 01:15 PM NC Rev Stamp: \$ 860.00  
 Book: 8461 Page: 752 Fee: \$ 26.00  
 Instrument Number: 2018023450  
 DEED

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$860.00

Parcel Identifier No.: 192158

Mail after recording to: Edwin Z. Rodriguez and Kimberly Kay Rodriguez, 9808 Hampton Road, Rougemont, NC 27572

This instrument was prepared by: TriCity Lawyers, 1415 W NC Hwy 54, Suite 112, Durham, NC 27707

Brief Description from the Index: 28.15 acres, 9808 Hampton Road

THIS DEED made this 9th day of July, 2018, by and between

<b>GRANTOR</b>	<b>GRANTEE</b>
<p>Christy H. Murray, widowed</p> <p>325 Bocote Drive Berea, KY 40403</p>	<p>Edwin Z. Rodriguez and Kimberly Kay Rodriguez, husband and wife</p> <p>9808 Hampton Road Rougemont, NC 27572</p>

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

**See Exhibit "A" Attached Hereto and Made a Part Hereof**

The property herein described [XXX] is or [ ] is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 1488, Page 738, Durham County Registry.

A map showing the above described property is recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, and referenced within this instrument.

**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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

Christy H. Murray  
Christy H. Murray

STATE OF NORTH CAROLINA  
COUNTY OF DURHAM

I, Anna Jeane Bargo, Notary Public, do hereby certify that Christy H. Murray personally appeared before me this day and acknowledged the due execution of the foregoing instrument.  
Witness my hand and official seal this 5<sup>th</sup> day of JULY, 2018.

ANNA JEANE BARGO  
Official Signature of Notary  
Printed or typed name of Notary

My Commission Expires: 5-1-2023



## Exhibit "A"

BEGINNING AT A PIN IN THE CENTERLINE OF UMSTEAD ROAD (S.R. 1603), WHICH SAID PIN IS LOCATED AT THE NORTHWESTERN CORNER OF THE SAM MANGUM PROPERTY; FROM THENCE LEAVING SAID ROAD AND RUNNING SOUTH 20 EAST 592.03 FEET TO A PIN IN THE CENTERLINE OF MANGUM ROAD (S.R. 1611); THENCE RUNNING WITH SAID CENTERLINE SOUTH 59° 00' 34" WEST 69.57 FEET; THENCE SOUTH 58° 55' 30" WEST 60.63 FEET; THENCE LEAVING SAID ROAD AND RUNNING SOUTH 79° 33' 10" WEST 340.29 FEET TO AN IRON PIN; THENCE SOUTH 64° 28' 34" WEST 135.76 FEET WITH THE CENTERLINE OF A DITCH; THENCE CONTINUING WITH THE DITCH CENTERLINE AS FOLLOWS: SOUTH 72° 51' 47" WEST 119.52 FEET; THENCE SOUTH 45° 36' 05" WEST 121.51 FEET; SOUTH 54° 36' 18" WEST 204.67 FEET; SOUTH 66° 17' 01" WEST 157.83 FEET; SOUTH 55° 00' 45" WEST 196.79 FEET; SOUTH 47° 05' 18" WEST 50 FEET; THENCE SOUTH 82° 06' 45" WEST 187 FEET TO A PIN; THENCE NORTH 05° 36' 45" EAST 164.13 FEET TO A PIN IN THE CENTERLINE OF AN OLD ROAD BED; THENCE WITH THE CENTERLINE OF SAID ROAD BED NORTH 18° 14' 04" EAST 35 FEET; NORTH 18° 14' 04" EAST 383.12 FEET; NORTH 00° 05' 38" WEST 314.83 FEET; NORTH 00° 57' 41" EAST 255.12 FEET; AND NORTH 06° 45' 45" EAST 374.61 FEET TO A PIN IN THE CENTERLINE OF UMSTEAD ROAD; THENCE WITH THE UMSTEAD ROAD CENTERLINE AS FOLLOWS: SOUTH 72° 00' 00" EAST 176.61 FEET ; SOUTH 72° 51' 06" EAST 321.43 FEET; SOUTH 74° 09' 49" EAST 141.83 FEET; SOUTH 77° 17' 45" EAST 147.93 FEET; AND SOUTH 77° 54' 05" EAST 312.27 FEET TO A PIN, THE POINT AND PLACE OF BEGINNING , CONSISTING OF 28.15 ACRES AND BEING KNOWN AS TRACTS A AND B, ACCORDING TO THAT PLAT OF SURVEY PREPARED BY NEAL C. HAMLETT, R.L.S. 2465, DATED DECEMBER 8, 1983, AND ENTITLED "BERT D, WHITFIELD AND DELLA WHITFIELD", TO WHICH REFERENCE IS MADE FOR A MORE PARTICULAR DESCRIPTION.

Tax Parcel Number: 192158

Property Address: 9808 Hampton Road, Rougemont, NC 27572