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Doc No: 30046556
Recorded: 04/29/2021 03:49:05 PM
Fee Amt: \$26.00 Page 1 of 4
Excise Tax: \$1,254.00
Orange County North Carolina
Mark Chilton, Register of Deeds
BK 6719 PG 2187 - 2190 (4)

Gomez Alan Bontor Jr

Orange County Excise Tax \$1,254.00 (Pursuant to N.C. Gen. Stat. Section 105-228.30(a))
Durham County Tax ID No. 216465_ \$0 Excise Tax to Durham County
Durham County Parcel Identifier No. 0805-53-76-6533.DO_
Orange County Parcel Identifier No. ~~0805539729~~ *KPC 0805-53-7655*
KPC 4/30/21

Mail after recording to: Grantee

This instrument was prepared by: Amanda S. Bambrick, Morningstar Law Group, 421 Fayetteville Street, Suite 530, Raleigh, NC 27601

Brief description for the Index: approximately 71.3 acres south of Ebenezer Church Rd

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 29th day of April, 2021, by and between

GRANTOR

GRANTEE

Charlie L. Bumpass
and wife Joyce W. Bumpass

Durham Mountain Farm, LLC, a North
Carolina limited liability company

3304 STONLYBROOK DR.
DURHAM, NC 27705

1118 W Forest Hills Blvd.
Durham, North Carolina 27707

WITNESSETH, that the Grantor, for no monetary consideration, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all of that certain lot or parcel of land situated in Orange County, North Carolina and Durham County, North Carolina and more particularly described as follows:

See **Exhibit A** attached hereto and incorporated herein by reference.

submitted electronically by "Gallimore Levy Chrisawn Gallimore PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.

All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.

The Property was acquired by Grantor by instruments recorded in Book 400, Page 329, Orange County Registry and Book 1095, Page 851, Durham County Registry. Please see also Public Notices recorded at Book 5870, Page 240, Orange County Registry, and at Book 6656, Page 467, Orange County Registry.

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

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

See **Exhibit B** attached hereto and incorporated herein by reference.

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

Charlie L. Bumpass
Charlie L. Bumpass

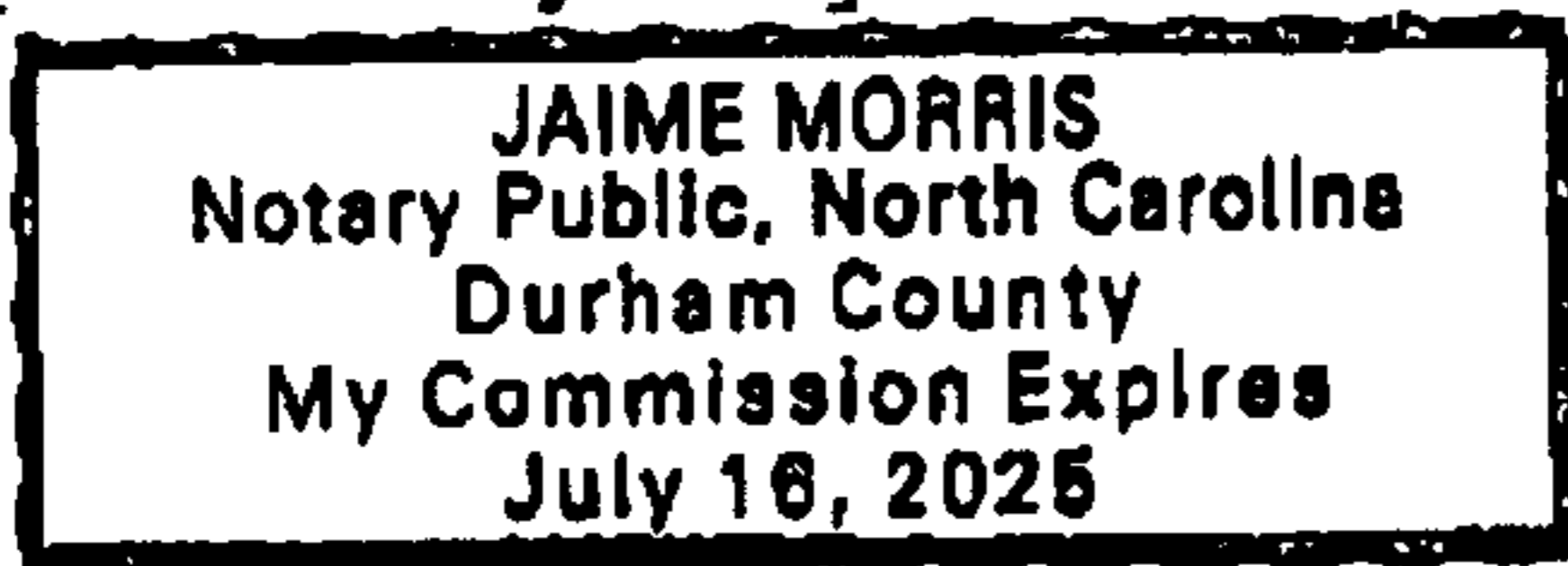
Joyce W. Bumpass
Joyce W. Bumpass

STATE OF North Carolina :
COUNTY OF Durham :

I certify that the following person(s) personally appeared before me this day, acknowledging to me that to me that s/he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Charlie L. Bumpass and Joyce W. Bumpass

Date: April 23, 2021

[Affix Notary Seal]



Notary Public: Jaime Morris
Printed Name: Jaime Morris
My Commission Expires: July 16, 2025

EXHIBIT A
PROPERTY DESCRIPTION

Such property lying in Orange County and Durham County as follows:

TRACTS 1 & 2 ARE TO REMAIN AS ONE FOR TAX PURPOSES

Tract 1

BEGINNING at an iron stake and control corner as shown by plat hereinafter referred to, the southeast corner of Marvin Bridges Property; running thence South 0 degrees 30 minutes East 1023 feet across the Orange County-Durham County line into Durham County, the southwest corner of Mrs. W. S. Hunt Property; thence North 88 degrees 30 minutes 48 seconds West across the Durham County-Orange County line as shown by plat referred to herein 2288.83 feet to an iron stake; thence North 4 degrees, 21 minutes West 104.28 feet to a stake; thence North 89 degrees 12 minutes 05 seconds west 355.29 feet to an iron stake; thence North 0 degrees 09 minutes 27 seconds west 1121.24 feet to an iron stake; thence South 89 degrees 16 minutes 08 seconds East 1851.65 feet to an iron stake; thence South 1 degree 44 minutes 53 seconds East 209.28 feet to an iron stake, thence South 88 degrees 30 minutes East 788.08 feet to the point and place of **BEGINNING**, and containing 70.19 acres as shown by plat entitled, "Property of Samuel L. Martin and wife, Virgie G. Martin, Eno Township, Orange County, N.C. dated April 16, 1971, Job 713, William S. Wents, Jr., Land Surveyor, Durham, North Carolina".

LESS AND EXCEPT that 0.21 acre tract shown on a plat entitled "Recombination of Lot 4, San Reba Woods Phase I" recorded in Plat Book 57, page 52, Durham County Registry. Said tract being conveyed by North Carolina General Warranty Deed recorded in Book 6656, page 468, Orange County Registry.

Tract 2

BEGINNING at a stake in the southern right of way of Ebenezer Road State Road #1572 located South 51 degrees 45 minutes West 2.52 feet from an old Elsie B. Totten as shown in Deed Book 228, at page 1766, from the stake at the point of beginning run South 0 degrees 40 minutes East 936.54 feet to a stake; from that point run North 88 degrees 30 minutes West 60.04 feet to a stake; from that point run North 0 degrees 40 minutes West 805.1 feet to a stake; from that point run North 16 degrees 40 minutes 25 seconds West 100 feet to an iron stake in the southern right of way of Ebenezer Road; from that point run with the southern right of way of Ebenezer Road South 86 degrees 17 minutes East 40.72 feet to a point; from that point continue with the southern right of way of Ebenezer Road North 51 degrees 45 minutes East 59.28 feet to the stake where this description began. This describes a tract of land containing 1.288 acres as shown on a map entitled property of Samuel L. Martin and Virgie G. Martin by John C. Atkins, Registered Land Surveyor, dated June, 1980.

**EXHIBIT B
PERMITTED EXCEPTIONS**

1. Taxes or assessments for the year 2021, and subsequent years, not yet due or payable.
2. All deferred taxes. (As to Parcel One)
3. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, or other adverse circumstance affecting the Title disclosed by PRELIMINARY survey entitled "ALTA/ NSPS Land Title Survey Prepared For: Judson S. Bowman" by Cale R. Galloway, P.L.S. of Calloway PLLC, dated April 1, 2021, last revised _____, 2021 (the "Parcel One Survey").
4. The correctness of the square footage/acreage computation contained in the description of the Land is not insured.
5. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Plat Book 18, page 205; and Plat Book 57, page 52, Orange County Registry. (As to Parcel One)
6. Right of Way Agreement to the Department of Transportation recorded in Book 902, page 417, Orange County Registry. (As to Parcel One)
7. Public Notice Parcel Maintenance recorded in Book 5870, page 240, Orange County Registry. (As to Parcel One)
8. Public Notice of Split recorded in Book 6656, page 467, Orange County Registry. (As to Parcel One)