

WAKE COUNTY, NC 38  
CHARLES P. GILLIAM  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
01/04/2019 10:35:10  
STATE OF NC REAL ESTATE  
EXCISE TAX: \$20,646.00  
BOOK:017332 PAGE:01037 - 01050

NORTH CAROLINA GENERAL WARRANTY DEED

Site No.: 115491  
Land Unit No. 1705960  
Project No. 115491-460682

Excise Tax: \$20,646

Parcel Identifier No. 0734-31-0323 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_  
By: \_\_\_\_\_

Prepared By: Smith, Anderson, Blount, Dorsett, Mitchell & Jernigan, L.L.P. (SMW), a validly existing law firm in Raleigh, North Carolina *(No title opinion is given or implied by reason of our preparation of this deed)*

After Recording, Mail/Box to: Smith, Anderson, Blount, Dorsett, Mitchell & Jernigan, L.L.P. (Box 181)

Brief description for the Index: ±34.41 acres off of Green Level West Road, Book of Maps 2018, Pages 2523 and 2524

THIS DEED made this 4th day of January, 2019, by and between

GRANTOR

**WAYNE M. BEAVERS** (1/4 interest) and wife,  
**BRENDA H. BEAVERS** (marital interest only);  
**SUSAN ANN BEAVERS** (1/4 interest) and husband,  
**CHRISTOPHER R. THOMAS** (marital interest only);  
**PAUL E. BEAVERS** (1/8 interest) and wife,  
**JEAN BEAVERS** (1/8 interest);  
**LEIGH C. BEAVERS**, widow (1/12 interest);  
**CAROLINE J. NUMBERS** (1/24 interest) and husband,  
**ROBERT T. NUMBERS, II** (marital interest only);  
**MICHAEL A. BEAVERS** (1/24 interest) and wife,  
**AIMEE BUNKER BEAVERS** (marital interest only);  
**SAMUEL J. BEAVERS** (1/24 interest) and wife,  
**JANNA CURRIE BEAVERS** (marital interest only); and  
**MATTHEW C. BEAVERS** (1/24 interest) and wife,  
**BRIDGETTE FOSTER BEAVERS** (marital interest only)

GRANTEE

**DUKE ENERGY PROGRESS, LLC**,  
a North Carolina limited liability company  
c/o Data & Document Management  
550 S. Tryon Street, DEC 22A  
Charlotte, NC 28201

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 the White Oak Township, Wake County, North Carolina and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE (THE "PROPERTY").

The Property was acquired by Grantor by instrument recorded in Book 14269, Page 737 and Book 13082, Page 1428, both Wake County Registry; Estate File 09-E-1725, Wake County Clerk of Court, and Estate File 08-E-2096, Forsyth County Clerk of Court.

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

A map showing the Property is recorded in Book of Maps 2018, Pages 2523 and 2524, Wake County Registry.

TO HAVE AND TO HOLD the Property 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 Property 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. Ad valorem taxes for 2019 and subsequent years not yet due and payable.
2. Road, railroad, utility, or other rights of way and/or easements of record.
3. Unviolated zoning ordinances and other governmental restrictions affecting the use and development of the Property.

***[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK. SIGNATURE PAGES FOLLOW.]***

[Signature Page to General Warranty Deed]

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

GRANTOR:

Wayne M Beavers  
Wayne M. Beavers

Brenda H Beavers  
Brenda H. Beavers

STATE OF NORTH CAROLINA

COUNTY OF Wake

I, Laura Capps, a Notary Public for Wake County, North Carolina, certify that Wayne M. Beavers and Brenda H. Beavers personally came before me this day and acknowledged that they executed the foregoing instrument for the purposes therein expressed.

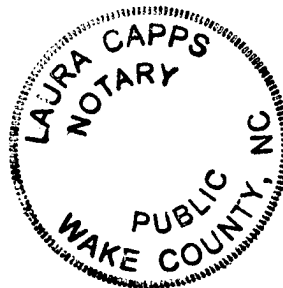
Witness my hand and official seal this the 31<sup>st</sup> day of December, 2018

Laura Capps  
Signature of Notary Public

Laura Capps  
Print Name of Notary Public

My commission expires: 9/24/2022

[Affix Notary Stamp/Seal]



[Signature Page to General Warranty Deed]

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

GRANTOR:

Susan Ann Beavers  
Susan Ann Beavers

Christopher R. Thomas  
Christopher R. Thomas

STATE OF NORTH CAROLINA

COUNTY OF Wake

I, Laura Capps, a Notary Public for Wake County, North Carolina, certify that Susan Ann Beavers and Christopher R. Thomas personally came before me this day and acknowledged that they executed the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this the 2<sup>th</sup> day of December, 2018

Laura Capps  
Signature of Notary Public

Laura Capps  
Print Name of Notary Public

My commission expires: 9/24/2022

[Affix Notary Stamp/Seal]



[Signature Page to General Warranty Deed]

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

GRANTOR:

*Paul E. Beavers*  
Paul E. Beavers

*Jean Beavers*  
Jean Beavers

STATE OF NORTH CAROLINA

COUNTY OF Wake

I, Laura Capps, a Notary Public for Wake County, North Carolina, certify that Paul E. Beavers and Jean Beavers personally came before me this day and acknowledged that they executed the foregoing instrument for the purposes therein expressed.

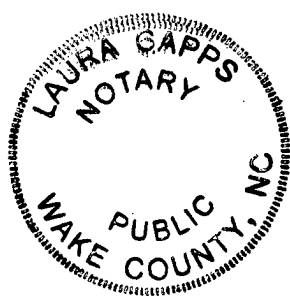
Witness my hand and official seal this the 27<sup>th</sup> day of December, 2018

*Laura Capps*  
Signature of Notary Public

Laura Capps  
Print Name of Notary Public

My commission expires: 9/24/2022

[Affix Notary Stamp/Seal]



[Signature Page to General Warranty Deed]

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

GRANTOR:

Leigh C. Beavers  
Leigh C. Beavers

STATE OF NORTH CAROLINA

COUNTY OF Wake

I, Laura Capps, a Notary Public for Wake County, North Carolina, certify that Leigh C. Beavers personally came before me this day and acknowledged that she executed the foregoing instrument for the purposes therein expressed.

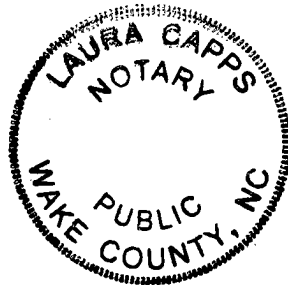
Witness my hand and official seal this the 27<sup>th</sup> day of December, 2018

Laura Capps  
Signature of Notary Public

Laura Capps  
Print Name of Notary Public

My commission expires: 9/24/2022


[Affix Notary Stamp/Seal]



[Signature Page to General Warranty Deed]

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

GRANTOR:

  
\_\_\_\_\_  
Caroline J. Numbers

  
\_\_\_\_\_  
Robert T. Numbers, II

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I, Christopher L Clark, a Notary Public for WAKE County, North Carolina, certify that Caroline J. Numbers and Robert T. Numbers personally came before me this day and acknowledged that they executed the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this the 26 day of DEC., 2018

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

Christopher L Clark  
\_\_\_\_\_  
Print Name of Notary Public

My commission expires: 12/20/2018

[Affix Notary Stamp/Seal]



[Signature Page to General Warranty Deed]

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

GRANTOR:

Michael A. Beavers  
Michael A. Beavers

Aimee Bunker Beavers  
Aimee Bunker Beavers

STATE OF NORTH CAROLINA

COUNTY OF Wake

I, Lucy B. Ward, a Notary Public for Wake County, North Carolina, certify that Michael A. Beavers and Aimee Bunker Beavers personally came before me this day and acknowledged that they executed the foregoing instrument for the purposes therein expressed.

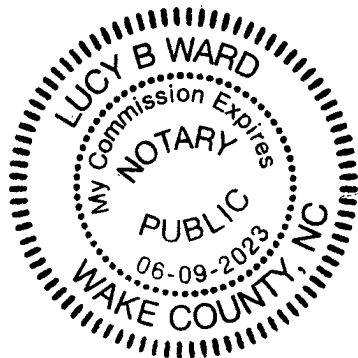
Witness my hand and official seal this the 29 day of December, 2018

Lucy B. Ward  
Signature of Notary Public

Lucy B. Ward  
Print Name of Notary Public

My commission expires: June 9, 2023

[Affix Notary Stamp/Seal]



[Signature Page to General Warranty Deed]

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

GRANTOR:

*Samuel J. Beavers*

Samuel J. Beavers

*Janna Currie Beavers*

Janna Currie Beavers

STATE OF NORTH CAROLINA

COUNTY OF Wake

I, Laura Capps, a Notary Public for Wake County, North Carolina, certify that Samuel J. Beavers and Janna Currie Beavers personally came before me this day and acknowledged that they executed the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this the 27<sup>th</sup> day of December, 2018

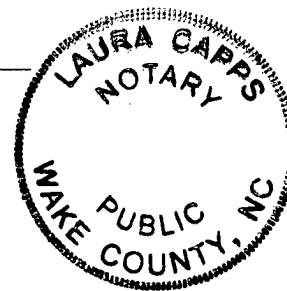
*Laura Capps*

Signature of Notary Public

Laura Capps

Print Name of Notary Public

My commission expires: 9/24/2022



[Affix Notary Stamp/Seal]

[Signature Page to General Warranty Deed]

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

GRANTOR:

Matthew C Beavers  
Matthew C. Beavers

Bridgette Foster Beavers  
Bridgette Foster Beavers

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I, DHRUVKUMAR R. PATEL, a Notary Public for WAKE County, North Carolina, certify that Matthew C. Beavers and Bridgette Foster Beavers personally came before me this day and acknowledged that they executed the foregoing instrument for the purposes therein expressed.

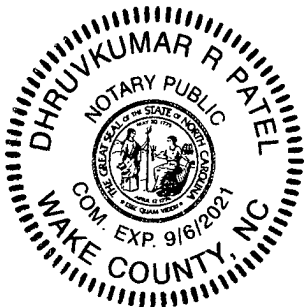
Witness my hand and official seal this the 24<sup>th</sup> day of DECEMBER, 2018.

[Signature]  
Signature of Notary Public

DHRUVKUMAR R. PATEL  
Print Name of Notary Public

My commission expires: SEPTEMBER 06<sup>th</sup>, 2021.

[Affix Notary Stamp/Seal]



**Exhibit A****(Legal Description of the Property)**

All that certain lot or parcel of land situated in White Oak Township, Wake County, North Carolina and being more particularly described as follows:

Tract A, containing 65.633 acres total (less 0.181 acres for road right of way for a net of 65.452 acres) as shown on map entitled "Division Survey for Beavers Family" by Smith and Smith Surveyors, recorded in Book of Maps 2003, Page 2068, Wake County Registry.

LESS AND EXCEPT that certain property acquired in fee as described in that certain Consent Judgment with Department of Transportation Turnpike Authority recorded in Book 14089, Page 1332, Wake County Registry.

**THE PROPERTY ALSO BEING DESCRIBED AS FOLLOWS:**

All that certain lot or parcel of land situated in White Oak Township, Wake County, North Carolina, consisting of three (3) areas for a total of 34.41 acres, more or less, as shown on that certain plat entitled "Boundary Survey Property to be Acquired from Susan Ann Beavers, Wayne M. Beavers, et al.," prepared by John P. Scoville, III, PLS of ESP Associates, Inc., dated December 17, 2018, last revised December 20, 2018, having ESP project GM02.852, and recorded in Book of Maps 2018, Pages 2523 and 2524, Wake County Registry, and being more particularly described by metes and bounds as follows:

**AREA 1:**

Commencing at a spike with cap set as shown on Green Level West Substation Survey map performed by John P. Scoville, III for Duke Energy Progress, LLC, bearing North Carolina Grid Coordinates NAD 83(2011) Northing: 740,574.064' and Easting: 2,034,141.701'; thence running N61°07'12"W 966.18' to the Point of Beginning, a North Carolina Department of Transportation (NCDOT) Monument found in the western Right of Way of Western Wake Expressway (I-540) with a project reference number: R-2635C-2 bearing North Carolina Grid Coordinates NAD 83(2011) Northing: 741,040.71' and Easting: 2,033,295.68'; thence along the western right of way S13°27'56"W 2.29' to a point of intersection with the right of way of existing Harris Plant-RTP line; thence S13°27'56"W 211.58' to a point of intersection with the centerline of existing Harris Plant-RTP line; thence S13°27'56"W 150.12' to a NCDOT Right of Way Monument; thence S24°08'11"W 383.88' to a #5 rebar set; thence S80°21'55"W 79.52' to a rebar with cap said to be the common line between Roy Lee Howell and Judy A Howell (D.B. 12130, Pg. 2326) and Susan Ann Beavers, Wayne M. Beavers, et al (D.B. 14269, Pg. 737; D.B. 13082, Pg. 1428, and Estate File 09-E-1725); thence S80°21'55"W 67.00' to a rebar with cap; thence N78°54'08"W 136.33' to a #5 rebar set; thence with the right of way N01°46'42"E 59.94' to a NCDOT Monument; thence N88°12'32"W 119.95' to a NCDOT Monument; thence S01°49'21"W 40.44' to a #5 rebar set; thence N79°01'33"W 141.01' to a 1" axle

said to be the common line of Duke University Health System, Inc. (D.B. 16703, Pg. 1196) and Susan Ann Beavers, Wayne M. Beavers, et al (D.B. 14269, Pg. 737; D. B. 13082, Pg. 1428, and Estate File 09-E-1725); thence N01°15'32"E 312.21' to a 1" pipe; thence N01°00'06"E 645.02' to a 4" axle said to be a common corner of Duke University Health System, Inc. (D.B. 16703, Pg. 1196), Town of Cary (D.B. 9900, Pg. 1846) and Susan Ann Beavers, Wayne M. Beavers, et al (D.B. 14269, Pg. 737; D.B. 13082, Pg. 1428, and Estate File 09-E-1725); thence with the common line of Town of Cary (D.B. 9900, Pg. 1846) and Susan Ann Beavers, Wayne M. Beavers, et al (D.B. 14269, Pg. 737; D.B. 13082, Pg. 1428, and Estate File 09-E-1725) N01°13'17"E 932.24' to a 1" axle said to be a common corner of Town of Cary (D.B. 9900, Pg. 1846), The Laurie Steckler Corp. and The Monty Steckler Corp. (D.B. 12880, Pg. 966), Susan Ann Beavers, Wayne M. Beavers, et al (D.B. 14269, Pg. 737; D.B. 13082, Pg. 1428, and Estate File 09-E-1725); thence N89°58'15"E 442.46' to a point of intersection with existing Harris Plant-RTP line said to be the common line of The Laurie Steckler Corp. and The Monty Steckler Corp. (D.B. 12880, Pg. 966) and Susan Ann Beavers, Wayne M. Beavers, et al (D.B. 14269, Pg. 737; D.B. 13082, Pg. 1428, and Estate File 09-E-1725); thence N89°58'15"E 35.82' to the centerline of existing Harris Plant-RTP line; thence N89°58'15"E 35.82' to a point of intersection with the right of way of existing Harris Plant-RTP line; thence N89°58'15"E 2.29' to a NCDOT Monument; thence following the western right of way of the Western Wake Expressway S15°00'56"E 209.35' to a NCDOT Monument; thence S30°42'17"E 120.51' to a NCDOT Monument; thence S07°46'55"E 282.70' to a NCDOT Monument; thence S00°53'32"E 143.40' to a point of intersection with the right of way of existing Harris Plant-RTP line; thence S00°53'32"E 240.57' to a NCDOT Monument; thence S13°20'09"E 268.23' to a point of intersection with the right of way of existing Harris Plant-RTP line; thence S13°20'09"E 6.19' to a NCDOT Monument, said being the Point and Place of Beginning, containing 29.38 AC +/- as shown on plat entitled "Boundary Survey Property to be Acquired from Susan Ann Beavers, Wayne M. Beavers, et al." prepared by John P. Scoville, III of ESP Associates, Inc. dated December 17, 2018, and being ESP project GM02.852.

### **AREA 2:**

Commencing at a spike with cap set as shown on Green Level West Substation Survey map performed by John P. Scoville, III for Duke Energy Progress, LLC, bearing North Carolina Grid Coordinates NAD 83(2011) Northing: 740,574.064' and Easting: 2,034,141.701'; thence running N16°00'19"W 1774.14' to the Point of Beginning, a ½" iron pipe with cap bearing North Carolina Grid Coordinates NAD 83(2011) Northing: 742,279.43' and Easting: 2,033,652.53'; thence S01°19'33"W 768.08' to a #5 rebar set said to be the common line of Susan Ann Beavers, Wayne M. Beavers, et al (D.B. 14269, Pg. 737; D.B. 13082, Pg. 1428, and Estate File 09-E-1725) and Wayne M. Beavers, LLC (D.B. 10585, Pg. 2532); thence continuing S01°19'33"W 68.30' to a #5 rebar set; thence running on the eastern right of way of the Western Wake Expressway (I-540) Project Reference Number: R-2635C-2, N24°43'49"W 142.23' to a North Carolina Department of

Transportation (NCDOT) Monument; thence N12°37'45"W 450.84' to a NCDOT Monument; thence N03°59'56"W 267.30' to a "nail in root" being the common corner between Brian Cross and wife, Brittany Cross (D.B. 15688, PG. 1298) and Susan Ann Beavers, Wayne M. Beavers, et al (D.B. 14269, Pg. 737; D.B. 13082, Pg. 1428, and Estate File 09-E-1725); thence N89°59'04"E 10.05' to a ½" rebar; thence N89°55'43"E 145.42' to a 1" pinch top iron; thence N89°43'38"E 40.59' to a ½" iron pipe with cap being the said Point and Place of Beginning, containing 2.40 AC +/- as shown on plat entitled "Boundary Survey Property to be Acquired from Susan Ann Beavers, Wayne M. Beavers, et al." prepared by John P. Scoville, III of ESP Associates, Inc. dated December 17, 2018, and being ESP project GM02.852.

**AREA 3:**

Commencing at a spike with cap set as shown on Green Level West Substation Survey map performed by John P. Scoville, III for Duke Energy Progress, LLC, bearing North Carolina Grid Coordinates NAD 83(2011) Northing: 740,574.064' and Easting: 2,034,141.701'; thence N35°34'44"W 522.02' to the Point of Beginning, a North Carolina Department of Transportation (NCDOT) Monument bearing North Carolina Grid Coordinates NAD 83(2011) Northing: 740,998.63' and Easting: 2,033,897.98'; thence leaving the point of beginning and running along the eastern right of way of the Western Wake Expressway (I-540) Project Reference Number: R-2635C-2, N24°43'49"W 403.48' to a #5 rebar set; thence S88°36'48"E 33.41' to a #5 rebar set said to be the common line between Susan Ann Beavers, Wayne M. Beavers, et al (D.B. 14269, Pg. 737; D.B. 13082, Pg. 1428, and Estate File 09-E-1725) and Wayne M. Beavers, LLC (D.B. 10585, Pg. 2532); thence continuing S88°36'48"E 273.20' to a ½" iron pipe with cap being the common corner of Susan Ann Beavers, Wayne M. Beavers, et al (D.B. 14269, Pg. 737; D.B. 13082, Pg. 1428, and Estate File 09-E-1725) and Wayne M. Beavers, LLC (D.B. 10585, Pg. 2532); thence S13°14'29"E 501.96' to a #5 rebar set; thence continuing S13°14'29"E 43.54' to a #5 rebar set; thence N56°47'29"W 313.94' to a North Carolina Department of Transportation (NCDOT) Monument being the said Point and Place of Beginning, containing 2.63 AC +/- as shown on plat entitled, "Boundary Survey Property to be Acquired from Susan Ann Beavers, Wayne M. Beavers, et al." prepared by John P. Scoville, III of ESP Associates, Inc. dated December 17, 2018, and being ESP project GM02.852.



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**Please retain yellow trailer page**

It is part of the recorded document and must be submitted with the original for re-recording.

**Charles P. Gilliam  
Register of Deeds**

Wake County Justice Center  
300 South Salisbury Street, Suite 1700  
Raleigh, NC 27601

New Time Stamp

\$25 Non-Standard Fee

Additional Document Fee

Additional Reference Fee

**This Customer Group**

\_\_\_\_\_ # of Excessive Entities

\_\_\_\_\_ # of Time Stamps Needed

**This Document**

\_\_\_\_\_ *14* # of Pages *AP*