

FILED	Oct 28, 2020
AT	12:08:04 PM
BOOK	04070
START PAGE	0835
END PAGE	0840
INSTRUMENT #	20829
EXCISE TAX	\$605.00

This instrument prepared by: Oertel, Koonts and Oertel, PLLC,  
a licensed North Carolina attorney,  
Delinquent taxes, if any, to be paid by the  
closing attorney to the County Tax Collector  
upon disbursement of closing proceeds.

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 605.00

Parcel Identifier No. 139744, 139704 and 139703

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Joseph W. Marion (Without benefit of title exam)

Brief description for the Index: Lots 1, 2 and 3 Glenhope S/D Plat Book 6 @ Page 29

THIS DEED made this 26<sup>th</sup> day of October, 2020, by and between

GRANTOR	GRANTEE
Jack Earle Jordan (divorced and not remarried) Address: 1122 Hickory Dr., Hillsborough, NC 27278	J. Silva, Inc. a North Carolina corporation
Jacqueline Jordan (single) Address: 823 Bryan St., Raleigh, NC 27605	Mailing Address: <u>4421 Bonnie Loch Drive</u> <u>Burlington, NC 27215</u>
Jack Earle Jordan as Trustee of the Lucas J. Jordan Testamentary Trust Address: 1122 Hickory Dr., Hillsborough, NC 27278	Property Address: 503, 505 and 509 S. Graham Hopedale Road Burlington, NC 27217

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 City of Burlington, \_\_\_\_\_ Township, Alamance County, North Carolina and more particularly described as follows:

**See attached Exhibit A for legal description and attached Exhibit B for Certification of Trust**

All or a portion of the property herein conveyed does not include the primary residence of the Grantor. (N.C.G.S § 105-317.2).

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2925, Page 346 (Lot 1); Book 2297, Page 206 (Lot 2); and Book 219, Page 149 (Lot 3).


A map showing the above described property is recorded in Plat Book 6, Page 29.

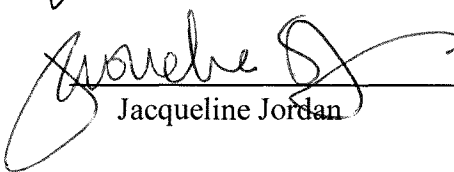
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:

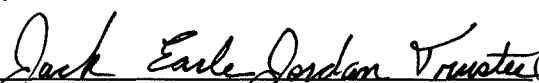
**Subject to all easements, restrictions and rights-of-way of record.**

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

 (SEAL)  
Jack Earle Jordan

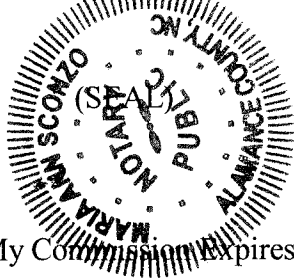
 (SEAL)  
Jacqueline Jordan

Jack Earle Jordan as Trustee of the Lucas J. Jordan Testamentary Trust

By:  (SEAL)  
Jack Earle Jordan, Trustee

State of North Carolina - County of Durham

I, the undersigned Notary Public of Alamance County and State of North Carolina, do hereby certify that **Jack Earle Jordan**, personally appeared before me this day and acknowledged to me that he voluntarily executed the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 27<sup>th</sup> day of October, 2020.



Sign: Maria Ann Sconzo  
Maria Ann Sconzo - Notary Public

My Commission Expires: 6/2/2023

State of North Carolina - County of Durham

I, the undersigned Notary Public of Alamance County and State of North Carolina, do hereby certify that **Jacqueline Jordan**, personally appeared before me this day and acknowledged to me that she voluntarily executed the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 27<sup>th</sup> day of October, 2014.

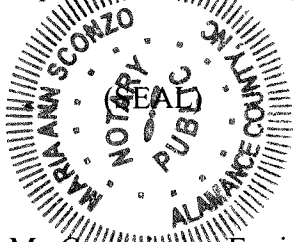


Sign: Maria Ann Sconzo  
Maria Ann Sconzo - Notary Public

My Commission Expires: 6/2/2023

State of North Carolina - County of Durham

I, the undersigned Notary Public of Alamance County and State of North Carolina, do hereby certify that **Jack Earle Jordan as Trustee of the Lucas J. Jordan Testamentary Trust**, personally appeared before me this day and acknowledged to me that he voluntarily executed the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 27<sup>th</sup> day of October, 2020.



Sign: Maria Ann Sconzo  
Maria Ann Sconzo - Notary Public

My Commission Expires: 6/2/2023

**EXHIBIT A**

Property located on the west side of Hopedale Avenue (nka Graham Hopedale Road and BEING all of **Lots 1, 2 and 3**, GLENHOPE SUBDIVISION, as shown on plat recorded in Plat Book 6, Page 29, Alamance County Registry, to which reference is made.

Subject to all easement, restrictions and rights-of-way of record.

**Lot 1** has a street address of 503 S. Graham Hopedale Road, Burlington, NC 27217 and a tax parcel #139744.

**Lot 2** has a street address of 505 S. Graham Hopedale Road, Burlington, NC 27217 and a tax parcel #139704.

**Lot 3** has a street address of 509 S. Graham Hopedale Road, Burlington, NC 27217 and a tax parcel #139703.

## EXHIBIT B

### CERTIFICATION OF TRUST

**THE UNDERSIGNED** Grantor and Trustee intending to provide a Certification of Trust pursuant to North Carolina General Statutes Section 36C-10-1013, hereby certify the following:

1. **THIS CERTIFICATION OF TRUST refers to THE LUCAS J. JORDAN TESTAMENTARY TRUST, under will of Peggy Come Jordan dated May 24, 2007, said will admitted for probate in Alamance County, NC, Estate file 19 E 438 (the "Trust").**
2. The Trust is an irrevocable trust.
3. The present Trustee of the Trust, and the address of the Trustee, is as follows:  
Jack Earle Jordan  
1122 Hickory Dr.  
Hillsborough, NC 27278
4. Jack Earle Jordan, Trustee, may conduct business and act on behalf of the Trust without the consent of any other person.
5. The Taxpayer Identification Number of the Trust may be certified by the Trustee separately to any person who may be asked by the Trustee to act in reliance upon this Certification of Trust.
6. The Trust's governing instrument (the will of Peggy Comer Jordan) authorizes the Trustee to acquire, sell, convey, encumber, lease, borrow, manage and otherwise deal with interests in real and personal property in the name of the Trust.
7. The Trust has not been revoked, modified or amended in any manner that would cause the representations contained herein to be incorrect.
8. No person or entity paying money to or delivering property to the Trustee shall be required to see to its application. All persons relying on this document regarding the Trustee and the Trustee's powers over the property of the Trust shall be held harmless from or against any loss or liability resulting from such reliance. A copy of this **CERTIFICATION OF TRUST** shall be just as valid as the original.

**THE UNDERSIGNED** certify that the statements in this **CERTIFICATION OF TRUST** are true and correct and that it was executed on this, the 27<sup>th</sup> day of October, 2020.

**TRUSTEE:**

  
\_\_\_\_\_  
Jack Earle Jordan, Trustee

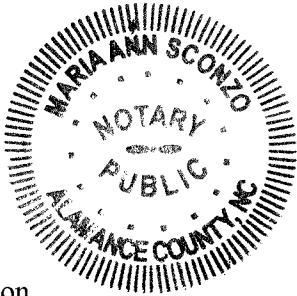
[Notary on following page.]

STATE OF NORTH CAROLINA  
COUNTY OF DURHAM

I, Maria Ann Sconzo, a Notary Public for Alamance County, North Carolina, do hereby certify that **Jack Earle Jordan, Trustee**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this, the 27 day of October, 2020.

[seal]



Maria Ann Sconzo  
Notary Public - Maria Ann Sconzo

My Commission Expires 6/2/2023

Prepared By:  
Joseph W. Marion  
Marion Law Office, PLLC  
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Durham, NC 27707  
(919) 493-8421