

Unofficial Document

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Return to: Grantees

N.C. Excise Tax - \$ 430⁰⁰

NORTH CAROLINA

GENERAL WARRANTY DEED

ORANGE COUNTY

This deed, made and entered into this 4th day of March, 2022, by and between the Julia E. Byrd Trust by Edna Byrd Hendrickson and Larry Frank Byrd, Trustees, hereinafter referred to as "Grantor"; and Espitia Properties, LLC, a North Carolina Limited Liability Company, whose address is PO Box 13882, Durham, NC 27709-3882, hereinafter referred to as "Grantee".

WITNESSETH:

That said Grantor, for and in consideration of valuable consideration paid to Grantor, the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto the Grantee in fee simple all that certain tract or parcel of land lying and being in Eno Township, Orange County, North Carolina and more particularly described as follows:

PIN: 9873-85-3831 *PC*

See attached Exhibit A

The property described above was acquired by Grantors by instrument recorded in Book 6011, Page 354, Orange County Registry.

To have and hold the aforesaid tract or parcel of land and all privileges thereunto belonging in fee simple forever.

Submitted electronically by "Stubbs Cole Breedlove Prentis & Biggs, PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Orange County Register of Deeds.

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And Grantor covenants with 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 described above is subject to ad valorem taxes for the current year and easements and restrictive covenants of record, if any.

The designation Grantor and Grantee as used herein shall include the parties hereto, their heirs, successors, assigns and legal and/or personal representatives.

In Testimony Whereof, said Grantor has hereunto set its hand and seal, the day and year first above written.

Edna Byrd Hendrickson, Trustee (SEAL)
Edna Byrd Hendrickson, Trustee

Larry Franklin Byrd (SEAL)
Larry Franklin Byrd, Trustee

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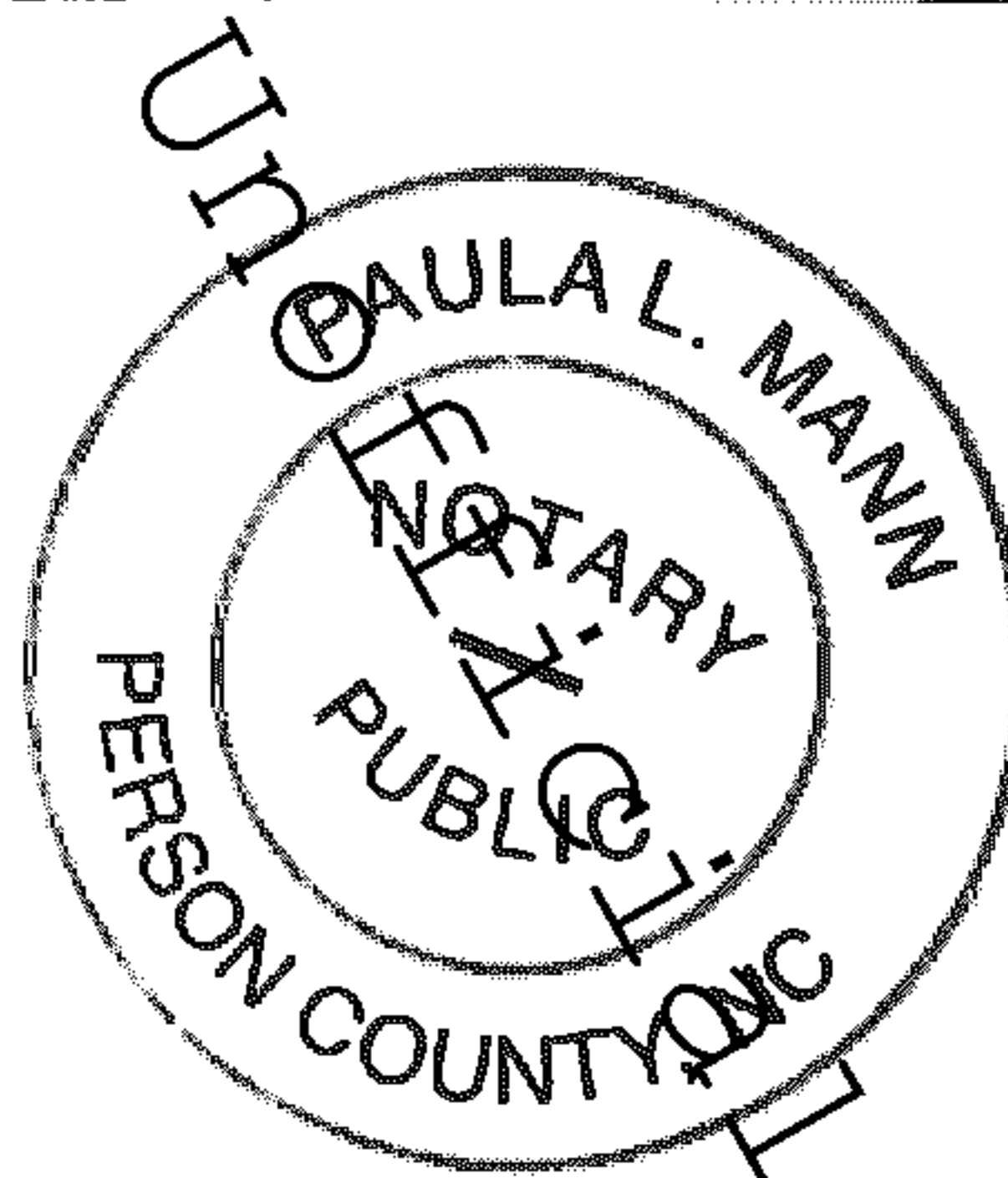
NORTH CAROLINA
PERSON COUNTY

I, PAULA L. MANN Notary Public of said County, do hereby certify that Edna Byrd Hendrickson and Larry Franklin Byrd, in their capacities as Trustees of the Julia E. Byrd Trust, Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 4th day of March, 2022.

Paula L. Mann
NOTARY PUBLIC

My commission expires: 3/13/2025



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EXHIBIT A

BEGINNING at an iron stake in the center line of Byrd Road in the South line of James Williams' lot, the Northwest corner of Betty Jean Byrd Bateman and Daughter lot; thence from said beginning point along the south line of James Williams' lot, North 86° 30' West 200 feet to an iron stake and pointers, control corner in the East line of Arch Crabtree Heirs property; thence along the east line of said Heirs Property, South 3° 30' West 430.65 feet to an iron stake in the east line of said Heirs Property, the northwest corner of Raymond Byrd property (which corner is located North 3° 30' East 219 feet from a concrete monument control corner); thence along the north line of said Raymond Byrd Property South 86° 22' East 200 feet to an iron stake in the north line of said Byrd property, the southwest corner of said Betty Jean Byrd Bateman and Daughter lot; thence along their line North 3° 30' East 431.12 feet to the place or point of BEGINNING, containing 1.98 acres, according to plat and survey of Robert A. Jones, Registered Surveyor, dated September 8, 1965, entitled "PROPERTY OF MARY ALICE BYRD HALL AND CHARLES G. HALL".

PIN NO.: 9873-85-3831

The property hereinabove described was acquired by Julia Edna Byrd and her husband, Commie Lee Byrd, as tenants by the entirety on March 8, 1973, recorded in Book 240 at Page 1598, Orange County Registry. Commie Lee Byrd passed away on April 11, 1984, leaving Julia Edna Byrd as the sole owner of said property. Julia Edna Byrd died on August 14, 2014. In her will, Julia Edna Byrd devised this property to the Trustees of her Testamentary Trust, Edna Byrd Hendrickson and Larry Franklin Byrd, see Estate file 14-E-402. A deed to transfer the property to the Trustees was recorded in Book 6011 at Page 354, Orange County Registry.