

49644
m

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$600.00
Parcel Identifier ~~9824491111~~ Verified by _____ County on the ____ day of _____, 20____
By: 9824-39-4470 m

Mai/Box to: Grantee

This instrument was prepared by: Ralph M. Hill, Jr., without title examination

Brief description for the Index: _____

THIS DEED made this 11th day of August 2022, by and between

GRANTOR	GRANTEE
Cecil Howard Edwards and wife, Irene Mabe Edwards, Clarence Richard Edwards, widower, Linda Edwards Ford, widow, Ruth Edwards Blalock and husband, James William Blalock, Rachel Edwards Castle and Husband, Russell Lester Castle, Jr. and April Edwards Washington, unmarried.	Raj Polavaram Property Address: 906 Oakwood Street Mebane, North Carolina 27302
8199 Troxler Mill Road Gibsonville, North Carolina 27249-9765	Mailing Address: 2025 Giovanni Court Cary, North Carolina 27511

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 Orange County, North Carolina and more particularly described as follows:

{00054464.DOC} NC Bar Association Form No. 3 © 1976, Revised © 1977, 2002
Printed by Agreement with the NC Bar Association - 1981

submitted electronically by "Gwynn, Edwards & Getter, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.

For property description reference is hereby made to "Exhibit A" attached hereto and made a part hereof.

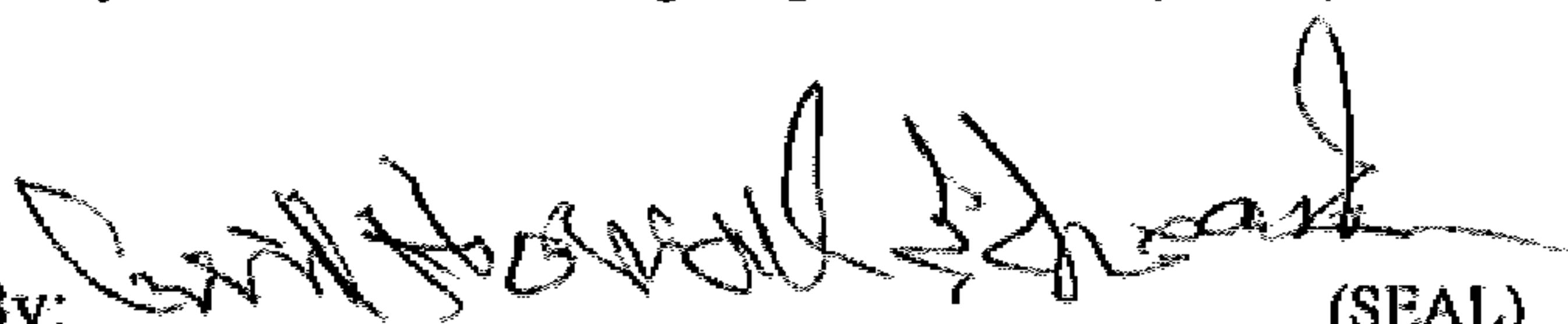
Property described herein IS NOT Grantor's principal residence.

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:

1. Taxes for the year 2022 and subsequent years, not yet due and payable.
2. Easements, restrictions, covenants and right of ways of record, if any.
3. All matters that would be revealed by an accurate and current physical survey of the Property.
4. Present or future governmental restrictions on use, zoning laws, building codes and other applicable laws, ordinances, and regulations.

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

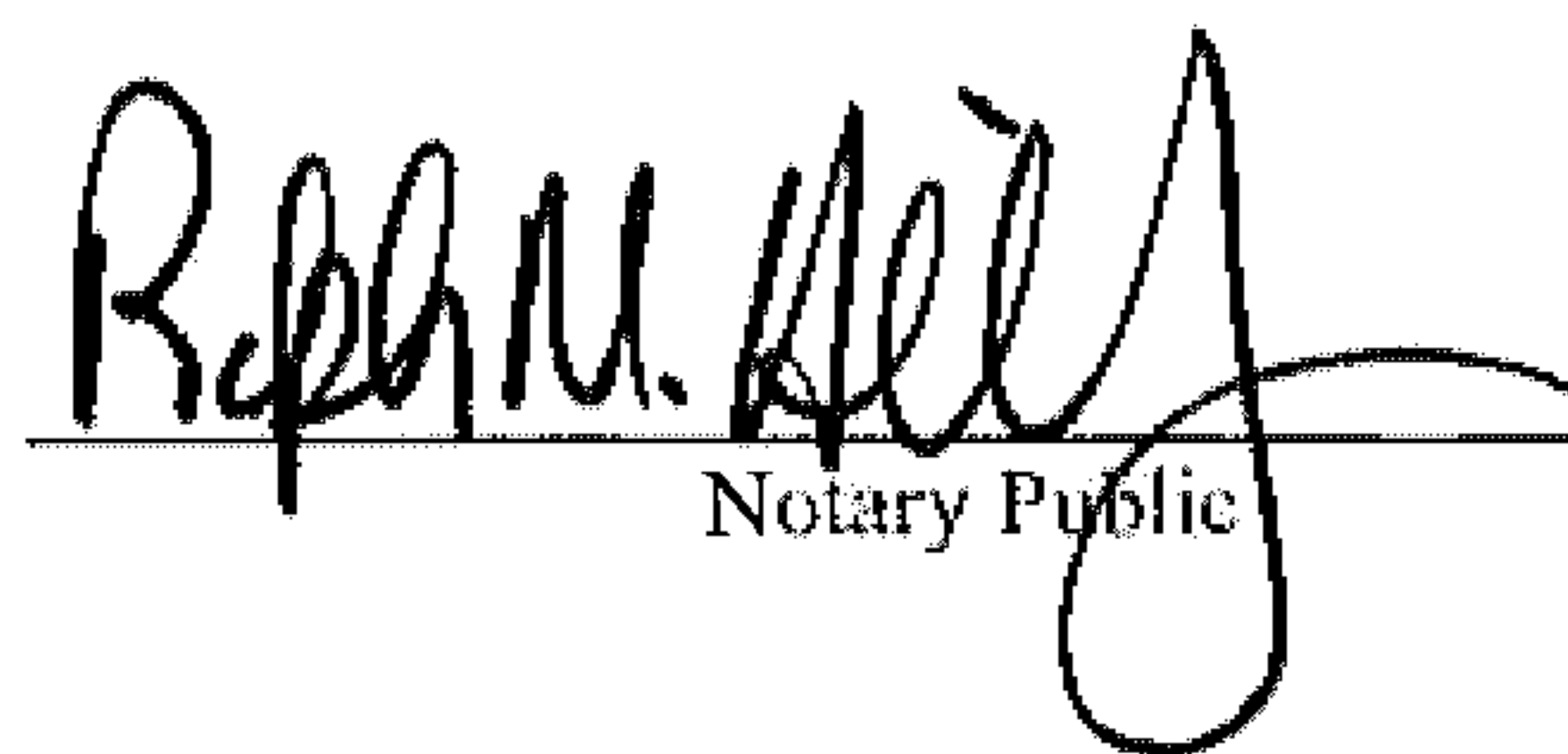
By:  (SEAL)
 Cecil Howard Edwards

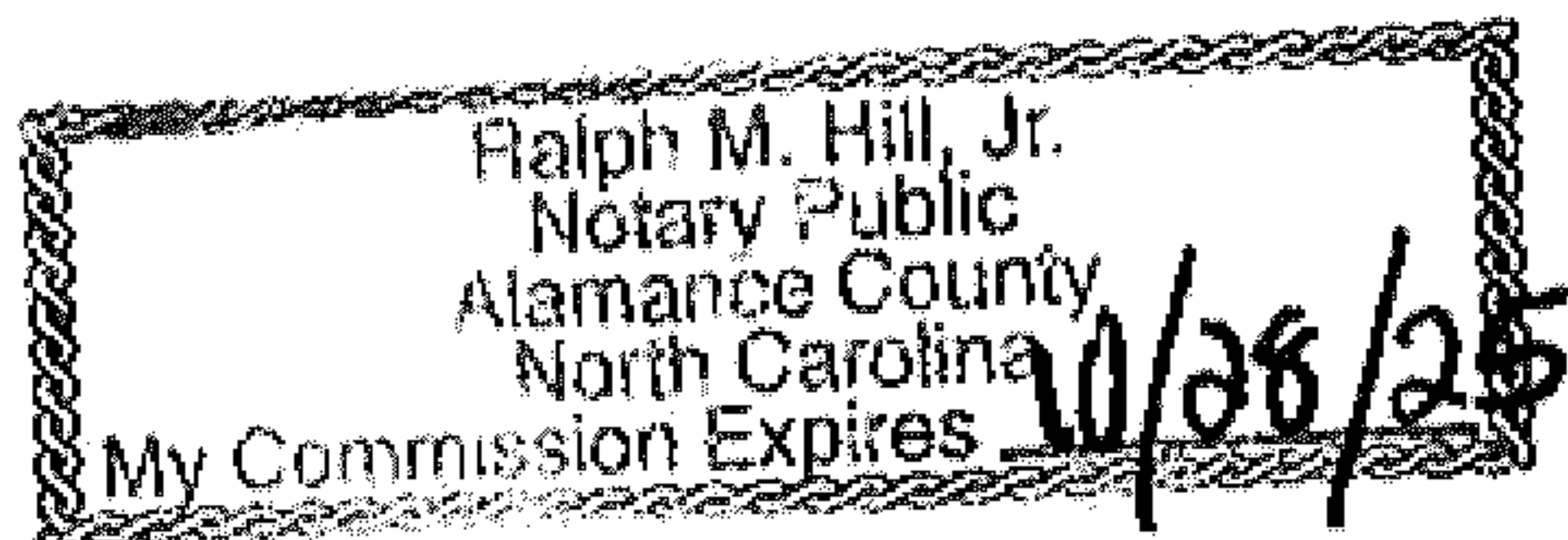
By:  (SEAL)
 Irene Mabe Edwards

STATE OF North Carolina
 COUNTY OF Alamance

I, Ralph M. Hill, Jr., a Notary Public of the County and State aforesaid, certify that Cecil Howard Edwards and Irene Mabe Edwards, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. WITNESS my hand and official stamp or seal, the 11th day of August 2022.

My Commission Expires: 10/28/2025


 Notary Public



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

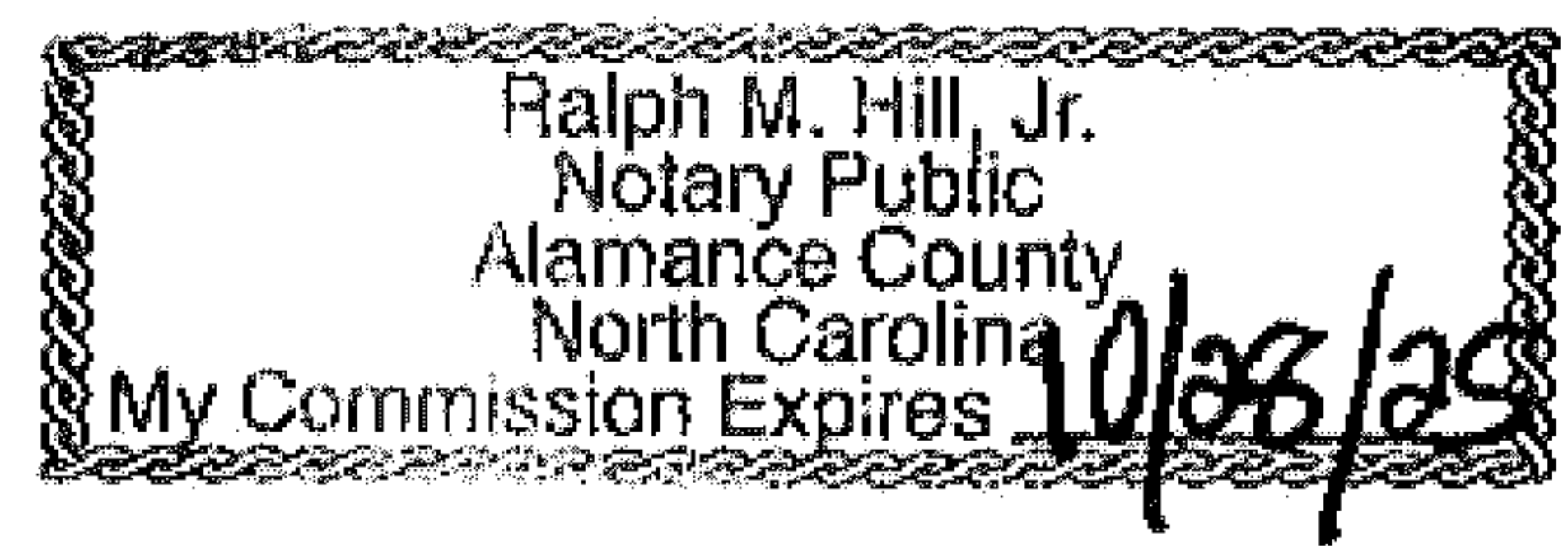
By: Clarence Richard Edwards (SEAL)
Clarence Richard Edwards

STATE OF North Carolina
COUNTY OF Alamance

I, Ralph M. Hill, Jr., a Notary Public of the County and State aforesaid, certify that Clarence Richard Edwards personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. WITNESS my hand and official stamp or seal, the 11th day of August 2022.

My Commission Expires: 10/28/2025

Ralph M. Hill
Notary Public



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

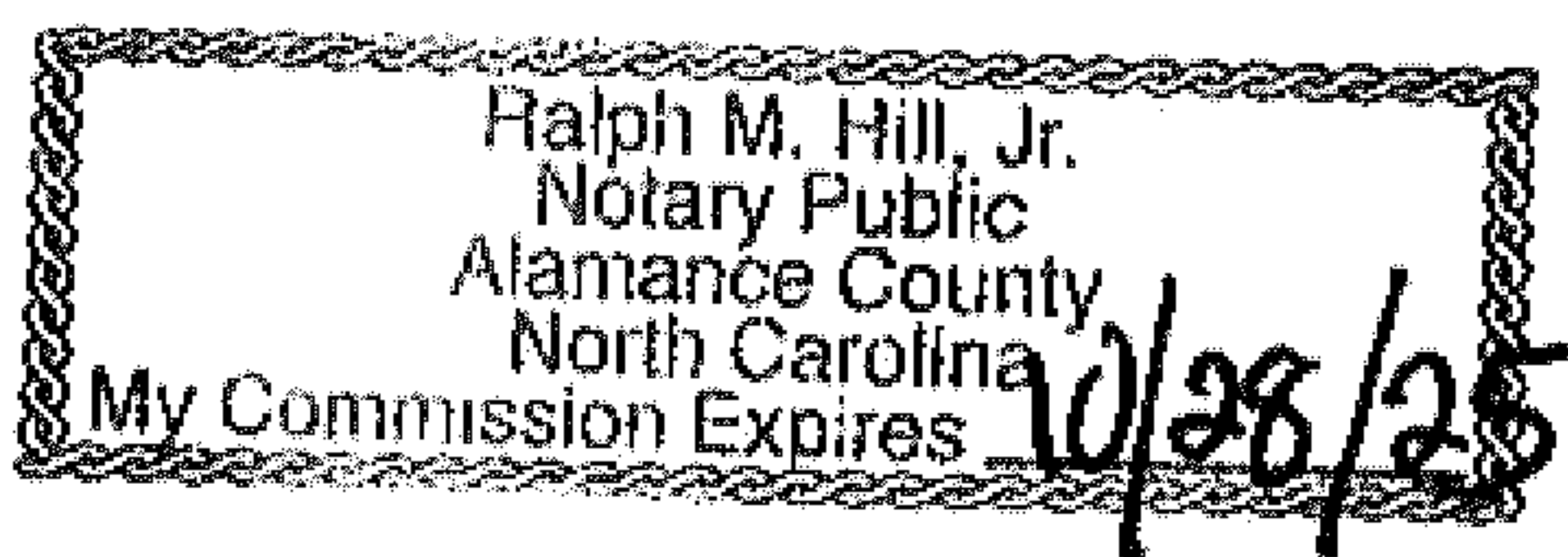
By: Linda Edwards Ford (SEAL)
Linda Edwards Ford

STATE OF North Carolina
COUNTY OF Alamance

I, Ralph M. Hill, Jr., a Notary Public of the County and State aforesaid, certify that Linda Edwards Ford personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. WITNESS my hand and official stamp or seal, the 11th day of August 2022.

My Commission Expires: 10/28/2025

Ralph M. Hill, Jr.
Notary Public



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

By: Ruth Edwards Blalock (SEAL)
Ruth Edwards Blalock

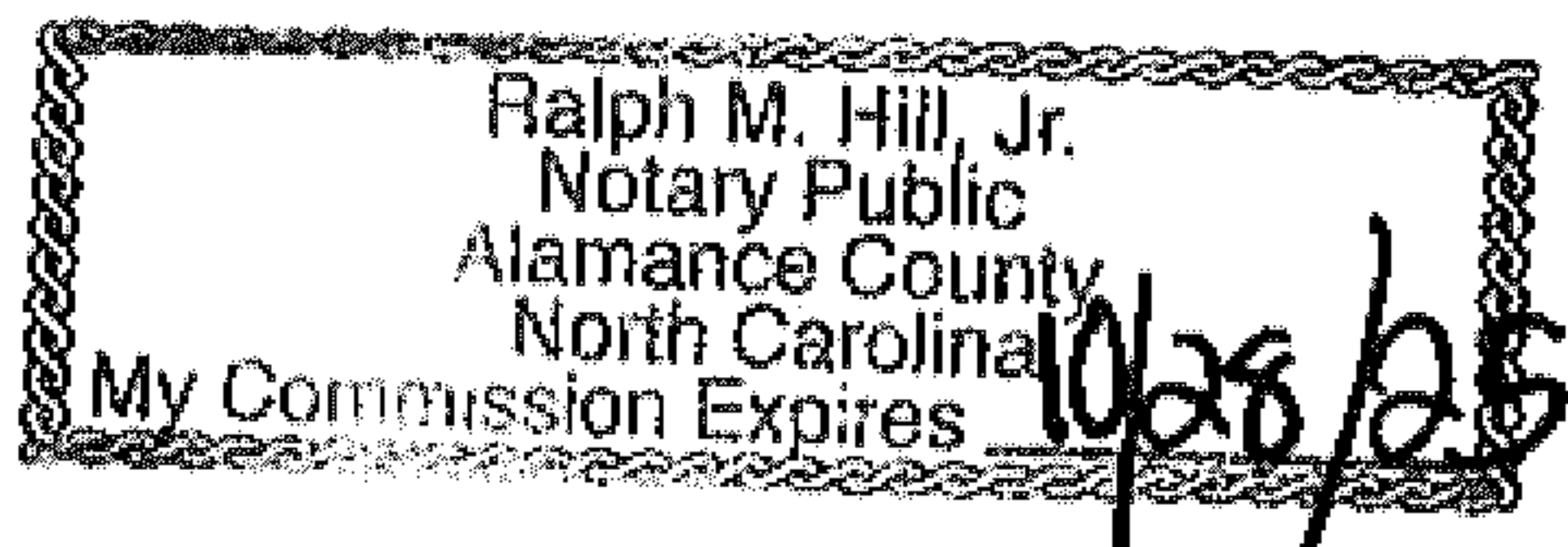
By: James William Blalock (SEAL)
James William Blalock

STATE OF North Carolina
COUNTY OF Alamance

I, Ralph M. Hill, Jr., a Notary Public of the County and State aforesaid, certify that Ruth Edwards Blalock and James William Blalock, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. WITNESS my hand and official stamp or seal, the 11th day of August 2022.

My Commission Expires: 10/28/2025

Ralph M. Hill, Jr.
Notary Public



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

By: Rachel Edwards Castle (SEAL)
Rachel Edwards Castle

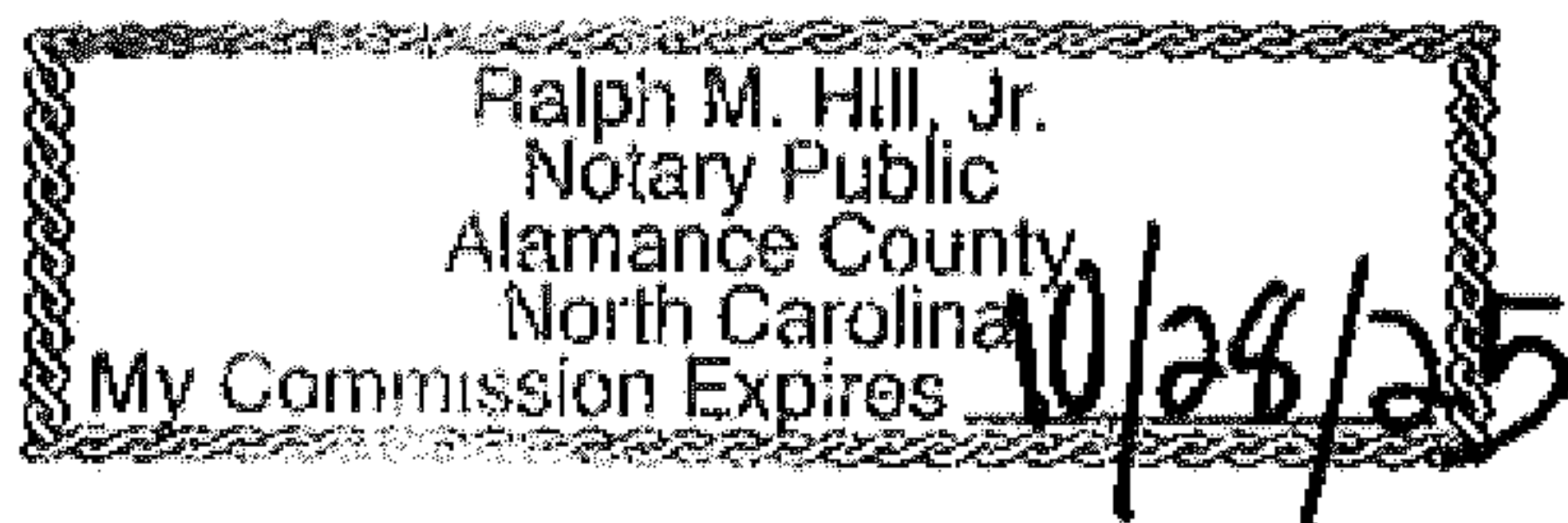
By: Russell Lester Castle Jr. (SEAL)
Russell Lester Castle, Jr.

STATE OF North Carolina
COUNTY OF Alamance

I, Ralph M. Hill, Jr., a Notary Public of the County and State aforesaid, certify that Rachel Edwards Castle and Russell Lester Castle, Jr., personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. WITNESS my hand and official stamp or seal, the 11th day of August 2022.

My Commission Expires: 10/28/2025

Ralph M. Hill, Jr.
Notary Public



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

By: April Edwards Washington (SEAL)
April Edwards Washington

STATE OF North Carolina
COUNTY OF Alamance

I, Ralph M. Hill Jr., a Notary Public of the County and State aforesaid, certify that April Edwards Washington, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. WITNESS my hand and official stamp or seal, the 11th day of August 2022.

My Commission Expires: 10/28/2025

Ralph M. Hill Jr.
Notary Public

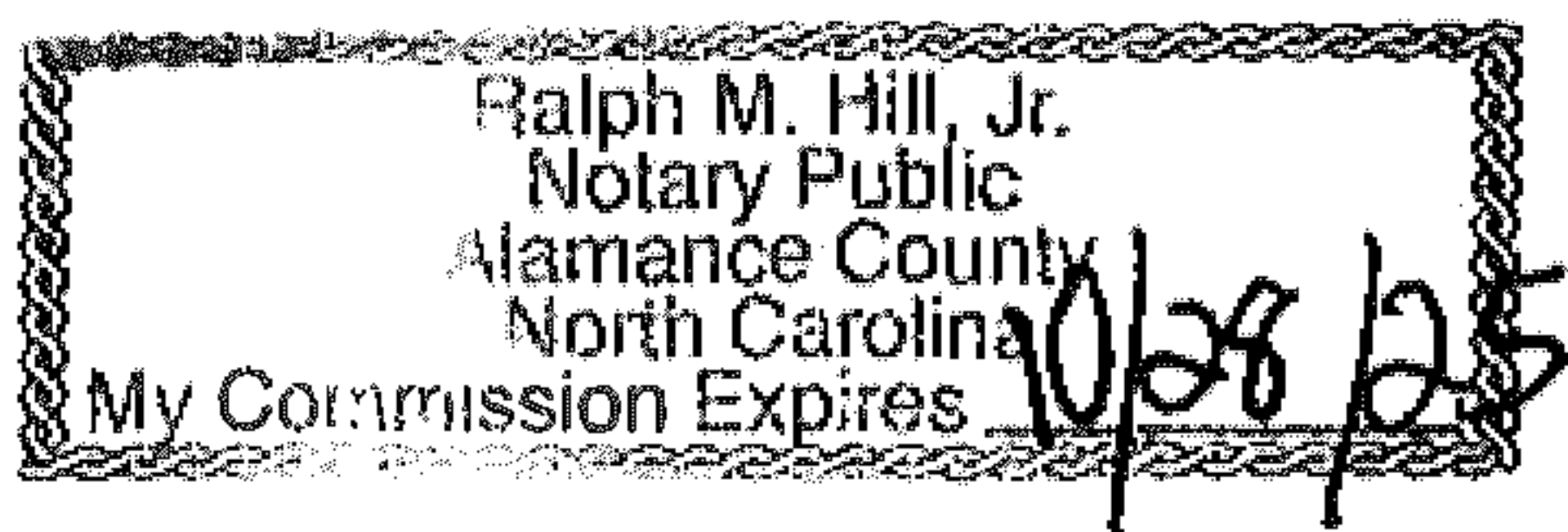


EXHIBIT A
LEGAL DESCRIPTION

BEGINNING at an existing iron pipe, said pipe being set in the western right of way line of Oakwood Drive and marking a common corner with Kathleen S. Thomas and said pipe having the NC Grid Coordinates of NAD 83 (2011), N= 849601.968 and E= 1923809.372; runs thence along said right of way line South 01° 34' 22" West 433.57 feet to an existing iron pipe, said pipe marking a common corner with Robert M. Laws and Teresa W. Laws; runs thence along the Laws property line North 83° 27' 45" West 199.21 feet to an existing iron pipe; runs thence continuing along the Laws property line North 83° 30' 31" West 464.01 feet to an existing iron pipe, said pipe marking a common corner with Laws and in the property line of Blue Empire LLC; runs thence along the Blue Empire LLC property line North 01° 36' 46" East 345.04 feet to an existing iron pipe, said pipe marking a common corner with Kathleen S. Thomas and said pipe having the NC Grid Coordinates of NAD 83 (2011), N= 849588.595 and E= 1923148.231; runs thence along the Thomas property line North 88° 50' 28" East 88.45 feet to an existing iron pipe; runs thence continuing along the Thomas property line North 88° 50' 28" East 204.13 feet to an existing iron pipe; runs thence continuing along the Thomas property line North 88° 50' 28" East 203.23 feet to an existing iron pipe; runs thence continuing along the Thomas property line North 88° 50' 28" East 165.47 feet to the point and place of BEGINNING, and being all of that 5.90 acre parcel shown as "Home Place Tract" on that map entitled "Survey for Raj Polavaram, 906 Oakwood Street, Mebane, NC 27302, Cheeks Township, Orange County, NC" by Jack R. Thomason, PLS dated August 8, 2022.

Property Address: 906 Oakwood Street, Mebane, NC 27302