



Doc No: 30044588
Recorded: 04/06/2021 12:52:05 PM
Fee Amt: \$26.00 Page 1 of 4
Excise Tax: \$450.00
Orange County North Carolina
Mark Chilton, Register of Deeds
BK 6715 PG 749 - 752 (4)

James Alan Boston Jr

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GENERAL WARRANTY DEED

PIN# 0807-45-7000 *M*
Prepared by: D. MICHAEL PARKER
Return to: Marvin Todd Hunt, 101 S. Coslett Court, Cary, NC 27513
Revenue Stamps = \$450.00

NORTH CAROLINA
ORANGE COUNTY

THIS DEED made and entered into this the 5 day of April, 2021, by and between, ANITA LOUISE WALKER and MARIE WALKER HICKS, Co-Trustees of the John C. Walker Testamentary Trust, Parties of the First Part, (hereinafter referred to as "Grantors"), and MARVIN TODD HUNT, Party of the Second Part, (hereinafter referred to as "Grantee"),

WITNESSETH:

WHEREAS John C. Walker did testate on September 18, 1991 seized of the real property hereinafter described; and

WHEREAS, the Last Will and Testament of John C. Walker, on file in file number 91 E 945 in the office of the Clerk of Superior Court for Durham County, North Carolina and also on file in file number 91 E 383 in the office of the Clerk of Superior Court for Orange County, North Carolina devised the said real property in trust to Anita Louise Walker and Marie Walker Hicks as Co-Trustees, and granted them the absolute authority to deal with any real estate held in trust by them and authorized them to lease or sell the said real

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property without any court decree or approval and upon such terms and conditions as they may deem appropriate;

NOW, THEREFORE, the said Grantors, for and in consideration of the sum of TEN DOLLARS (\$10.00) to it in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantees in fee simple all that certain tract or parcel of land located in the **Little River Township, Orange County, North Carolina** and being more particularly described as follows:

BEING all of **TRACT 3B, containing 51.65 acres, more or less**, as shown on plat of survey thereof entitled "**THE HEIRS OF ALLIE CURRY WALKER ESTATE**" by ENT Land Surveys, Inc., dated December 8, 2014 and revised January 23, 2021, which plat is recorded in **Plat Book 114 at Page 42** of the Orange County Registry and to which plat reference is hereby made for a more particular description of same.

Title is subject to the 100' Transmission right of way for Piedmont Electric Membership Corporation (PEMC) and to the right of way to Walker's Farm Road (S.R. 1575) as shown on said plat.

John C. Walker acquired the above property by the Commissioners' deed recorded in Book 201, page 944, Orange County Registry.

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

And the Grantors covenants with the Grantees that the Grantors 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 the Grantors will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions, if any, set forth above.

IN WITNESS WHEREOF, the Grantors have set their hands and seals as Co-Trustees of the John C. Walker Testamentary Trust, the day and year first above written.

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Anita Louise Walker (SEAL)
ANITA LOUISE WALKER, CO-TRUSTEE OF THE
JOHN C. WALKER TESTAMENTARY TRUST

STATE OF NORTH CAROLINA
COUNTY OF Buncombe

I, Jonathan E. Cooke, Notary Public of the County and State aforesaid,
certify that ANITA LOUISE WALKER, CO-TRUSTEE OF THE JOHN C. WALKER
TESTAMENTARY TRUST personally appeared before me this day and acknowledged the
foregoing instrument.

Witness my hand and seal, this the 12 day of March, 2021.



[Signature]
NOTARY PUBLIC

Jonathan E Cooke
(PRINT OR TYPE NAME OF NOTARY PUBLIC)

My commission expires: 12/18/21

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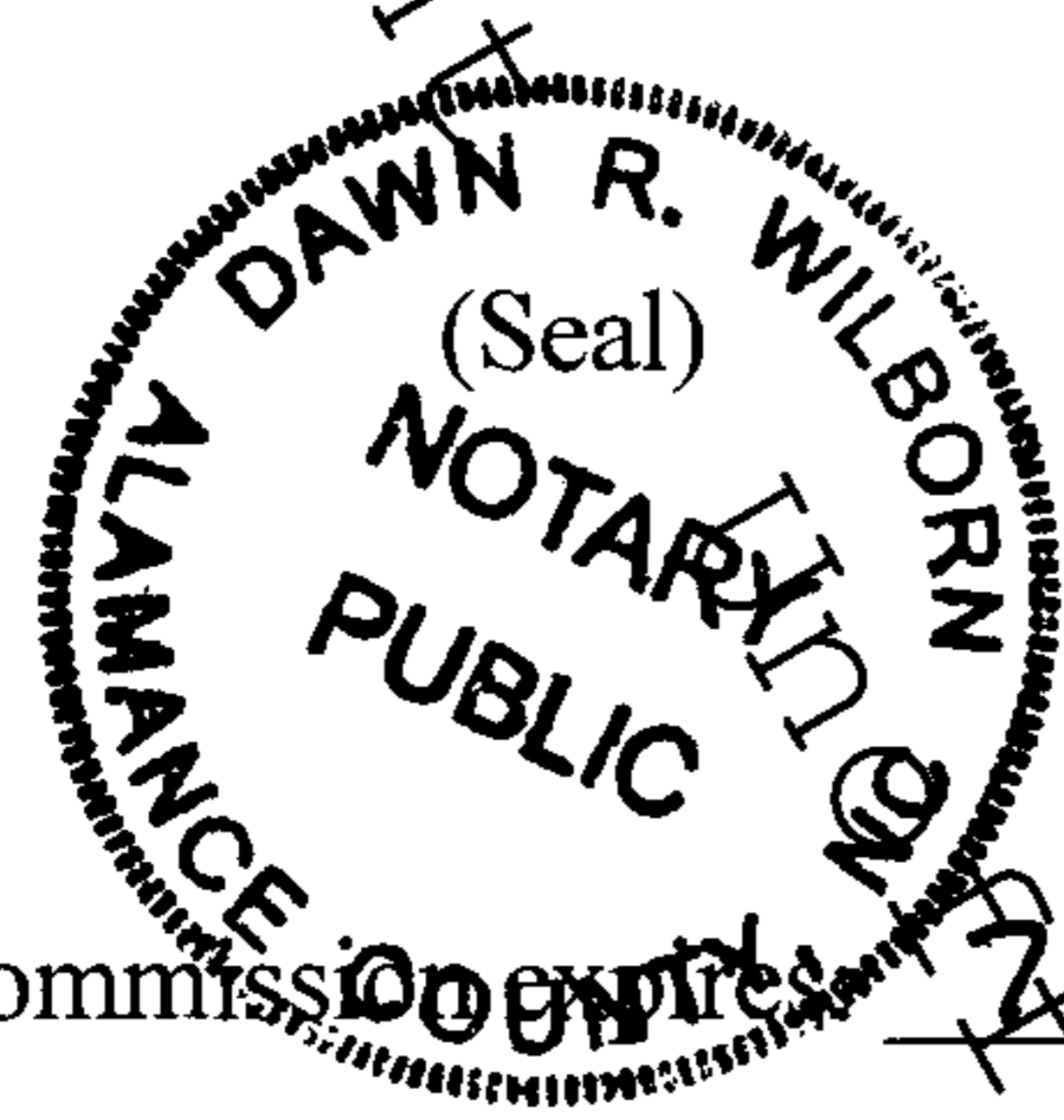
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Marie Walker Hicks (SEAL)
MARIE WALKER HICKS, CO-TRUSTEE OF THE
JOHN C. WALKER TESTAMENTARY TRUST

STATE OF NORTH CAROLINA
COUNTY OF Alamance

I, Dawn R. Wilborn, Notary Public of the County and State aforesaid,
certify that **MARIE WALKER HICKS, CO-TRUSTEE OF THE JOHN C. WALKER
TESTAMENTARY TRUST** personally appeared before me this day and acknowledged the
foregoing instrument.

Witness my hand and seal, this the 25 day of March, 2021.



Dawn R. Wilborn
NOTARY PUBLIC

Dawn R. Wilborn
(PRINT OR TYPE NAME OF NOTARY PUBLIC)

My commission expires 03/31/2021

S/RE/ walker/GWD

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