

FILED Jun 19, 2020  
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BOOK 02122  
START PAGE 0506  
END PAGE 0512  
INSTRUMENT # 07006  
EXCISE TAX \$850.00

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$850.00

Parcel Identifier No. 0010785 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: GRANTEE

This instrument was prepared by: THE LAW OFFICES OF W. WOODS DOSTER, P.A.

Brief description for the Index: Hadley Township, 63.698 Acres

THIS DEED made this 19 day of June 2020 by and between

GRANTOR	GRANTEE
<b>Imogene C. Durham, widower</b> <b>Janet Frazier Durham, widower</b> <b>Lisa Gray Costner, and husband</b> <b>Timothy Lynn Costner</b> <b>Perry W. Durham, divorced</b> <b>Kimberly Durham Davis, and husband</b> <b>Joseph Michael Davis, Jr.</b> <b>Tracey Durham Woods, and husband</b> <b>James Blain Woods</b>	<b>Kristopher David Biggers, and wife</b> <b>Margie Elizabeth Biggers</b>  Address: 219 S. Ridge Dr. Garner, NC 27529

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, parcel of land situated in the Hadley township, Chatham County, North Carolina and more particularly described as follows:

See Exhibit "A"

The property hereinabove was acquired by Grantor by instrument recorded in Book 573, at Page 28 Chatham County Registry. Also see Estate File 16-E-690 Alamance County, Estate File 12-E-1034 Alamance County, Estate File 13-E-1125 Alamance County. Also see Estate File 18-E-304 Nash County.

A map showing the above described property is recorded in Plat Book 32 Page 67 and referenced within this instrument.

All or a portion of the property herein conveyed \_\_\_ includes or X does not include the primary residence of a Grantor.

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:

Enforceable restrictive covenants, easements, and the right-of-way of public record. This conveyance is furthermore made subject to those portions of the right-of-way of North Carolina Highway 87 (a 60' right-of-way) as pass through the subject property and as shown in Plat Book 32 at Page 67 of the Chatham County Public Registry.

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

By: Larry Edward Durham, POA for Imogene curl Durham

Print/Type Name: Imogene Curl Durham

By: Janet Frazier Durha

Print/Type Name: Janet Frazier Durham

State of North Carolina  
County of Chatham

Larry Edward Durham, POA

I, the undersigned, Notary Public in and of said County and State aforesaid, do hereby certify that Imogene Curl Durham, personally appeared before me and acknowledged the execution of the foregoing instrument.

Witness my hand and Official seal this the 19 day of June, 2020.

My Commission Expires: see seal



Krista J. Ritter  
Krista J. Ritter Notary Public  
Notary's Printed or Typed Name

State of North Carolina  
County of Chatham

I, the undersigned, Notary Public in and of said County and State aforesaid, do hereby certify that Janet Frazier Durham, personally appeared before me and acknowledged the execution of the foregoing instrument.

Witness my hand and Official seal this the 19 day of June, 2020.

My Commission Expires: see seal



Krista J. Ritter  
Krista J. Ritter Notary Public  
Notary's Printed or Typed Name

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:

Enforceable restrictive covenants, easements, and the right-of-way of public record. This conveyance is furthermore made subject to those portions of the right-of-way of North Carolina Highway 87 (a 60' right-of-way) as pass through the subject property and as shown in Plat Book 32 at Page 67 of the Chatham County Public Registry.

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

By: *Lisa Gray Costner*

Print/Type Name: Lisa Gray Costner

By: *Timothy Lynn Costner*

Print/Type Name: Timothy Lynn Costner

State of North Carolina  
County of Chatham

I, the undersigned, Notary Public in and of said County and State aforesaid, do hereby certify that Lisa Gray Costner, personally appeared before me and acknowledged the execution of the foregoing instrument.

Witness my hand and Official seal this the 19 day of June, 2020.

My Commission Expires: see seal



*Krista J. Ritter*  
Krista J. Ritter Notary Public  
Notary's Printed or Typed Name

State of North Carolina  
County of Chatham

I, the undersigned, Notary Public in and of said County and State aforesaid, do hereby certify that Timothy Lynn Costner, personally appeared before me and acknowledged the execution of the foregoing instrument.

Witness my hand and Official seal this the 19 day of June, 2020.

My Commission Expires: see seal



*Krista J. Ritter*  
Krista J. Ritter Notary Public  
Notary's Printed or Typed Name

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:

Enforceable restrictive covenants, easements, and the right-of-way of public record. This conveyance is furthermore made subject to those portions of the right-of-way of North Carolina Highway 87 (a 60' right-of-way) as pass through the subject property and as shown in Plat Book 32 at Page 67 of the Chatham County Public Registry.

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

By: *Perry W. Durham*

Print/Type Name: Perry W. Durham

State of North Carolina  
County of Alamance

I, the undersigned, Notary Public in and of said County and State aforesaid, do hereby certify that Perry W. Durham, personally appeared before me and acknowledged the execution of the foregoing instrument.

Witness my hand and Official seal this the 18<sup>th</sup> day of June, 2020.

TERRY D PATTISHALL  
NOTARY PUBLIC  
ALAMANCE COUNTY, NC

*Terry D. Pattishall*  
Terry D. PATTISH Notary Public  
Notary's Printed or Typed Name all

My Commission Expires: 9-24-20

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:

Enforceable restrictive covenants, easements, and the right-of-way of public record. This conveyance is furthermore made subject to those portions of the right-of-way of North Carolina Highway 87 (a 60' right-of-way) as pass through the subject property and as shown in Plat Book 32 at Page 67 of the Chatham County Public Registry.

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

By: Kimberly Durham Davis

Print/Type Name: Kimberly Durham Davis

By: Joseph Michael Davis, Jr.

Print/Type Name: Joseph Michael Davis, Jr.

State of North Carolina  
County of Chatham

I, the undersigned, Notary Public in and of said County and State aforesaid, do hereby certify that **Kimberly Durham Davis**, personally appeared before me and acknowledged the execution of the foregoing instrument.

Witness my hand and Official seal this the 19 day of June, 2020.

My Commission Expires: as seal



Krista J. Ritter  
Notary Public  
Notary's Printed or Typed Name

State of North Carolina  
County of Chatham

I, the undersigned, Notary Public in and of said County and State aforesaid, do hereby certify that **Joseph Michael Davis, Jr.**, personally appeared before me and acknowledged the execution of the foregoing instrument.

Witness my hand and Official seal this the 19 day of June, 2020.

My Commission Expires: as seal



Krista J. Ritter  
Notary Public  
Notary's Printed or Typed Name

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:

Enforceable restrictive covenants, easements, and the right-of-way of public record. This conveyance is furthermore made subject to those portions of the right-of-way of North Carolina Highway 87 (a 60' right-of-way) as pass through the subject property and as shown in Plat Book 32 at Page 67 of the Chatham County Public Registry.

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

By: Tracey Durham Woods

Print/Type Name: Tracey Durham Woods

By: James Blain Woods

Print/Type Name: James Blain Woods

State of North Carolina  
County of Chatham

I, the undersigned, Notary Public in and of said County and State aforesaid, do hereby certify that Tracey Durham Woods, personally appeared before me and acknowledged the execution of the foregoing instrument.

Witness my hand and Official seal this the 19 day of June, 2020.



My Commission Expires: see seal

Krista J. Ritter  
Krista J. Ritter Notary Public  
Notary's Printed or Typed Name

State of North Carolina  
County of Chatham

I, the undersigned, Notary Public in and of said County and State aforesaid, do hereby certify that James Blain Woods, personally appeared before me and acknowledged the execution of the foregoing instrument.

Witness my hand and Official seal this the 19 day of June, 2020.



My Commission Expires: see seal

Krista J. Ritter  
Krista J. Ritter Notary Public  
Notary's Printed or Typed Name

## Exhibit A

BEGINNING at a point in the center line of North Carolina Highway 87, a 60' right-of-way, said beginning point being located South 84-11-51 East 404.07' from a 24" post oak, said 24" post oak being the corner of the properties of Johnny Glosson (now or formerly) as shown in Deed recorded in Book 295, Page 107, Chatham County Public Registry, and the property of A. P. Buckner (now or formerly) as shown in Deed recorded in Book 265, Page 547, Chatham County public Registry, and commencing from the BEGINNING point North 84-11-51 West 404.07' to a 24" post oak, the corner of the properties of Johnny Glosson (now or formerly) and A. P. Buckner (now or formerly); thence with the easterly line of A. P. Buckner (now or formerly) South 05-00 West 707-97' to a new iron, the corner of the properties of A. P. Buckner (now or formerly), and L. E. Glosson (now or formerly), as shown in Deed recorded in Book 259, Page 560, Chatham County Public Registry; thence with the northerly line of L. E. Glosson (now or formerly) South 85-30-08 East 2,926.67', crossing a point in the center line of North Carolina Highway 87 at 833.04', to an existing stone, the corner of the properties of L.E. Glosson (now or formerly) as shown in Deed recorded in Book 259, Page 560, Chatham County Public Registry, and the properties of International Paper (now or formerly) as shown in Deed recorded in Book 259, Page 222, Chatham County Public Registry; thence with the westerly margin of the property of International Paper (now or formerly) North 03-30-32 East 1,238.48' to an existing ½" pinched top iron; thence with the Southerly line of the properties of International Paper (now or formerly) as shown in Deed recorded in Book 259, Page 222, Chatham County Public Registry, the following three distances and bearing: (1) North 04-45-02 West 1,059.62' to an existing ½" pinched top iron; (2) South 48-15-41 West 749.28' to an existing ½" pinched top iron; (3) North 86-16-19 West 917.41' to a point in the center line of North Carolina Highway 87, the point or place of BEGINNING, and containing 63.698 acres, more or less, as shown on survey by William L. Knight, Jr., N.C.R.L.S., dated February 4, 1982, and entitled the property of John M. Buckner and Dillie Gay Buckner Estate, as duly recorded in Plat Book 32, Page 67 of the Chatham County Public Registry.

The above described property was acquitted by Dillie Gay McBane Buckner, pursuant to the Will of her father, David McBane, who died on or about July 4, 1909. John M. Buckner, the spouse of Dillie Gay McBane Buckner, died on or about August, 1921, and Dillie Gay McBane Buckner died on or about March 16, 1957. The above-described property was conveyed by the Last Will and testament of Dillie Gay McBane Buckner to her five children, Lona A. Buckner Curl, Matilda J. Thaxton, Etta Agnes Buckner Simerson, Ernest David Buckner, and Mabel Buckner Herndon. Lona A. Buckner Curl married Lattice Curl, who died on or about May 17, 1988. Matilda J. Thaxton married Thomas Thaxton, who died in the year 1989. Etta Agnes Buckner Simerson died on or about June 28, 1969, and was married at the time of her death to Vestal Duran Simerson, who died on or about October 7, 1970. Ernest David Buckner died on or about July 6, 1956, and was married to Wylanta Buckner, who died on or about March 12, 1981. Lona A. Curl and Matilda J. Thaxton are parties to this instrument, as two of the surviving children of Dillie Gay McBane Buckner and John Herbert Buckner acquired the interest of Ernest David Buckner by Will. Melinda Herndon Jones is the surviving heir of Mabel Buckner Herndon, and acquired her interest herein pursuant to the Estate of Mabel Buckner Herndon. Sara Gay Simerson Harrell and Carolyn Sue Simerson Bullock are the surviving heirs of Etta Agnes Buckner Simerson and Vestal Duran Simerson, having acquired their interests herein to the Estate of their parents.

Lona A. Curl, Matilda J. Thaxton, John Herbert Buckner, Melinda Herndon Jones, Sara Gay Simerson Harrell, and Carolina Sue Simerson Bullock join in the execution hereof, both individually and as partners of Rental Properties Joint Venture, and their respective spouses, if any, join in the execution hereof to evidence their consent and conveyance to any interest, if any, they may have in the properties described herein.