

FILED Mar 20, 2024
AT 02:18:54 PM
BOOK 02405
START PAGE 0183
END PAGE 0189
INSTRUMENT # 02213
EXCISE TAX \$0.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: -0- ~~DP~~

Recording Time, Book and Page:

Parcel Identifier No.: 0080641

Tax Lot No.:

Mail after recording to: Grantee

This instrument was prepared by: Stubbs, Cole, Breedlove, Prentis & Biggs, PLLC
(without benefit of title examination)

THIS DEED made the latest day set forth in the notary acknowledgement below by and between

GRANTOR

**Denise Elaine Byrd Shaver and Gary Shaver, Sr., a married couple;
Harry Emerson Byrd, Jr. and Dorcas Byrd, a married couple; and
Donna Jean Byrd, an unmarried person**

Mailing Address: 309 Lake Shore Drive, Roxboro, North Carolina 27573

GRANTEE

**Denise Elaine Byrd Shaver,
Trustee of The Byrd Family Trust**

Mailing Address: 309 Lake Shore Drive, Roxboro, North Carolina 27573

Property Address: 0 Clyde Farrell Road, Durham, North Carolina

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.

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 Chatham County Register of Deeds.

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

BEING all of that real property described on Exhibit A attached hereto.

The above described property does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor through the Estate of Patricia Jean Farrell-Byrd, Durham County Estate File 23 E 1024.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. Subject to any other liens, encumbrances, restrictive covenants, easements and rights-of-way of record.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the Grantor has duly executed this instrument the day and year first above written.

Denise Elaine Byrd Shaver (SEAL)
Denise Elaine Byrd Shaver

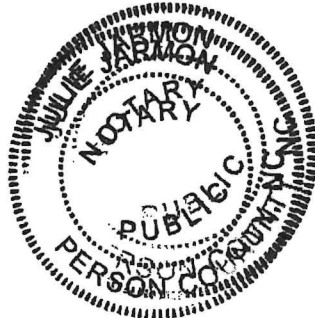
Gary Shaver, Sr. (SEAL)
Gary Shaver, Sr.

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

I, Julie Jarmon, a Notary Public of the County and State aforesaid, certify that Denise Elaine Byrd Shaver personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 19th day of February, 2024.

Julie Jarmon
Notary Public
My Commission Expires: 10-1-2028



STATE OF NORTH CAROLINA
COUNTY OF DURHAM

I, Julie Jarmon, a Notary Public of the County and State aforesaid, certify that Gary Shaver, Sr. personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 19th day of February, 2024.

Julie Jarmon
Notary Public
My Commission Expires: 10-1-2028



IN WITNESS WHEREOF, the Grantor has duly executed this instrument the day and year first above written.



Office of the Command Judge Advocate
Area Support Group Kuwait

STATE OF Camp Arifjan, Kuwait
COUNTY OF APC AE 09360

Harry Emerson Byrd, Jr. (SEAL)
Harry Emerson Byrd, Jr.

~~_____ (SEAL)~~
~~Dorcas Byrd~~

I, U.S. Army Captain John Vincent Martin, Judge Advocate, a Notary Public of the County and State aforesaid, certify that Harry Emerson Byrd, Jr. personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 26 day of February, 2024.
Notary per AR 27-55 PARA 2-2 a(1) 10 U.S.C. 1044a

[Signature]
Notary Public
My Commission Expires: Indefinite per 10 USC 1044a

STATE OF _____
COUNTY OF _____

I, _____, a Notary Public of the County and State aforesaid, certify that Dorcas Byrd personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this _____ day of _____, 2024.

Notary Public
My Commission Expires: _____

IN WITNESS WHEREOF, the Grantor has duly executed this instrument the day and year first above written.

~~_____ (SEAL)
Harry Emerson Byrd, Jr.~~

Dorcas E. Byrd (SEAL)
Dorcas Byrd

STATE OF _____
COUNTY OF _____

I, _____, a Notary Public of the County and State aforesaid, certify that Harry Emerson Byrd, Jr. personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this _____ day of _____, 2024.

Notary Public
My Commission Expires: _____

STATE OF MARYLAND
COUNTY OF ANNE ARUNDEL

I, BEATRIX S. GARCIA, a Notary Public of the County and State aforesaid, certify that Dorcas Byrd personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 28TH day of FEBRUARY, 2024.

Beatrix Garcia
Notary Public
My Commission Expires: 11-08-2025

BEATRIX S. GARCIA
NOTARY PUBLIC
ANNE ARUNDEL COUNTY
MARYLAND
My Commission Expires 11-08-2025

IN WITNESS WHEREOF, the Grantor has duly executed this instrument the day and year first above written.

Donna Jean Byrd (SEAL)
Donna Jean Byrd

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

I, Julie Jarmou, a Notary Public of the County and State aforesaid, certify that Donna Jean Byrd personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 19th day of February, 2024.

Julie Jarmou
Notary Public
My Commission Expires: 10-1-2028

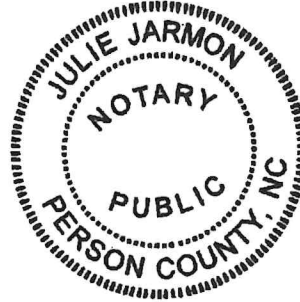


Exhibit A
Legal Description

All of Lot 2C containing 13.968 acres, more or less, according to plat entitled "Survey for Earl J. Byrd and Jane S. Byrd Harry E. Byrd and Patricia Jean F. Byrd Nettie Lewis Byrd Pendergraft" prepared by Van R. Finch – Land Surveys, PA dated August 5, 2004 and recorded in Plat Slide 2004-267, Chatham County Registry, reference to which is hereby made for a more particular description.

There is also granted and conveyed herewith perpetual and non-exclusive easements for purposes of ingress, egress and regress and for the installation, use, repair and maintenance of utilities over and across the premises denominated as "70' Private Easement" on the plat referred to herein leading from SR 1755 to subject property and the easements heretofore reserved by deed recorded in Book 449, Page 187, Chatham County Registry.