

---

**Instrument prepared by:** Erin Catlett, Fox Rothschild LLP, PO Box 27525, Raleigh, NC 27611  
**Mail after recording:** Robin Peyton, Town Clerk, Town of Rolesville, P.O. Box 250, Rolesville, NC 27571  
**Excise Tax** \$3,130.00  
**Tax Lot No.:** 0012313, 0106105, 0012316, & 0006343.

*Grantor certifies that no portion of the property herein conveyed includes the primary residence of Grantor.*

## GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made this 24th day of June 2021, by and between **DONNIE LEE WOODLIEF and PATSY EDDINS WOODLIEF**, husband and wife, having a mailing address of 6609 Fowler Road, Zebulon, NC 27597 (collectively, the "**Grantor**"); and the **TOWN OF ROLESVILLE**, a North Carolina municipal corporation, having a mailing address of Town of Rolesville, P.O. Box 250, Rolesville, NC 27571 (the "**Grantee**").

### WITNESSETH:

WHEREAS, Grantor is the fee owner of a those certain parcels of land located in the Town of Rolesville, County of Wake, and State of North Carolina commonly known as 406 and 408 East Young Street, Rolesville, North Carolina and having Wake County PINs of 1769-10-2240, 1768-09-8727, 1769-10-1402, and 1768-09-4465 and being more particularly described in **Exhibit A** attached hereto and incorporated herein (the "**Property**").

NOW, THEREFORE, in consideration of the premises and the mutual promises and covenants contained herein, Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee the Property in fee simple absolute.

Together with all right, title, and interest of Grantor in and to any current or former streams, alleys, roads, streets, ways, strips, gores, railroad rights-of-way, and sidewalks abutting or adjoining the Property, and together with all the improvements thereon and all privileges, easements, and appurtenances thereto belonging not elsewhere herein excepted.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple absolute.

Submitted electronically by "Fox Rothschild LLP - Denver"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Wake County Register of Deeds.

And the Grantor covenants with the Grantee, that Grantor is seized of the Property in fee simple absolute, has the right to convey the same in fee simple absolute, that title is marketable and free and clear of all encumbrances except those that may be stated below, 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 2021, and subsequent years, not yet due and payable.
2. Those matters appearing on Exhibit B attached hereto.

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 the context.

***REMAINDER OF PAGE INTENTIONALLY BLANK  
SIGNATURE, ACKNOWLEDGMENT, & EXHIBIT PAGES FOLLOW***

IN WITNESS WHEREOF, the Grantor has caused this General Warranty Deed to be executed under seal the day and year first above written.

**GRANTOR:**

*Donnie Lee Woodlief* (SEAL)  
**DONNIE LEE WOODLIEF**

*Patsy Eddins Woodlief* (SEAL)  
**PATSY EDDINS WOODLIEF**

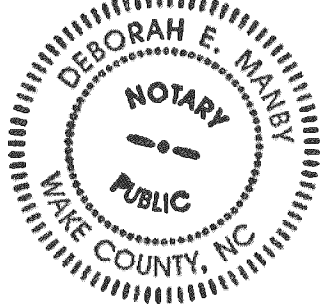
**STATE OF NORTH CAROLINA**

**COUNTY OF WAKE**

I certify that the following person personally appeared before me this day, and acknowledged to me that he signed the foregoing document: Donnie Lee Woodlief and Patsy Eddins Woodlief.

Date: June 21, 2021

*Deborah E. Manby*  
[Notary's signature as name appears on seal]



Deborah E. Manby, Notary Public  
[Notary's printed name as name appears on seal]

My commission expires: June 26, 2025

[Affix Official Seal in Space Above]

**EXHIBIT A**  
**The "Property"**

BEING situated in the Town of Rolesville, Township of Wake Forest, and County of Wake and further described as follows:

Tract 1 (406 E. Young St.)

BEGINNING at a new iron pipe, said new iron pipe being located in the Western Right-of-Way of S.R.#1003 East Young Street and being located at the Southwest corner of the lands of Robin B. Wood, now or formerly as shown in Deed Book 3558, Page 34; Thence leaving said new iron pipe along the Right-of-Way S 31°56'26" E a distance of 128.00' to a new iron pipe; Thence S 54°47'23" W a distance of 170.86' to a new iron pipe having NC Grid NAD 83/2011 Coordinates N(y):790,102.52' E(x):2,161,206.63'; Thence N 32°50'04" W a distance of 125.00' to a bent existing iron pipe; Thence N 53°49'46" E a distance of 173.00' to a new iron pipe; Which is the point of beginning, Containing an area of 21,711 Square Feet, 0.498 Acres.

Tract 2 (The "Vacant Lot")

BEGINNING at an existing iron pipe in the Western Right-of-Way of S.R.#1003 East Young Street, said existing iron pipe being located from the intersection of East Young Street and Perry Street S 17°44'29" E a distance of 124.25'; Thence S 31°53'10" E a distance of 200.02' to a new iron pipe; Thence S 57°10'52" W a distance of 174.18' to an existing iron pipe; Thence N 32°38'46" W a distance of 200.81' to an existing iron pipe; Thence N 57°35'22" E a distance of 57.66' to an existing iron pipe; Thence N 57°22'32" E a distance of 119.17' to an existing iron pipe; Which is the point of beginning, Containing an area of 35,159 Square Feet, 0.807 Acres.

Tract 3 (408 E. Young St.)

Commencing at a new iron pipe, said new iron pipe being located in the Western Right-of-Way of S.R.#1003 East Young Street and being located at the Southwest corner of the lands of Robin B. Wood, now or formerly as shown in Deed Book 3558, Page 34; Thence along the Right-of-Way S 31°56'26" E a distance of 128.00' to the point and place of BEGINNING at a new iron pipe, said new iron pipe being located in the Western Right-of-Way of S.R.#1003 East Young Street; Thence leaving said new iron pipe along Right-of-Way S 31°04'14" E a distance of 283.20' to a bent existing iron pipe; Thence S 58°05'28" W a distance of 366.00' to a new iron pipe; Thence S 57°21'14" W a distance of 940.68' to a new iron pipe; Thence N 30°55'22" W a distance of 450.34' to a new iron pipe; Thence N 57°22'51" E a distance of 637.84' to a new iron pipe; Thence N 42°17'33" W a distance of 251.00' to an existing iron pipe having NC Grid NAD 83/2011 Coordinates N(y):790,173.39' E(x):2,160,526.53' Thence N 57°40'25" E a distance of 41.71' to an existing iron pipe; Thence N 57°53'03" E a distance of 119.63' to an existing iron pipe; Thence N 57°28'44" E a distance of 139.98' to an existing iron pipe; Thence N 57°26'23" E a distance of 170.00' to an existing iron pipe; Thence N 57°23'07" E a distance of 62.38' to an existing iron pipe; Thence S 32°38'46" E a distance of 200.81' to an existing iron pipe; Thence S 32°50'04" E a distance of 98.81' to a bent existing iron pipe; Thence S 32°50'04" E a distance of 125.00' to an existing iron pipe; Thence N 54°47'23" E a distance of 170.86' to a new iron pipe; Which is the point of beginning, Containing an area of 684,291 Square Feet, 15.709 Acres.

AND see for more information, that certain map and survey titled "ALTA/NSPS Survey for Donnie Woodlief" dated March 4, 2021 and sealed June 23, 2021 by Michael A. Moss, PLS of Cawthorne, Moss & Panciera, P.C.