

## **Property Owners**

### List of Property Owners:

- J. Bryant Wiggins II, PO Box 371, Rolesville, NC 27571
- A. Taylor Wiggins Jr., 400 Brown Cir., Rolesville, NC 27251
- James Wall Wiggins, 3726 Southeast School Road, Greensboro, NC 27406
- Beverly Dixon, PO Box 70, Rolesville, NC 27571-0070
- James Timothy Wall, 1234 Legacy Green Ave., Wake Forest, NC 27587
- Jennifer Gregory and spouse, Sidney E. Gregory, 5028 Walls Cove Lane, Rolesville, NC 27251
- Gayle P. Wall Leighton, 3512 Piedmont Drive, Raleigh, NC 27604

### Record of Title:

- Vesting Deed is dated November 2004 and was recorded in March 2005 at Book 11256, Page 2438, Wake County registry. The vesting deed vests a 1/3 undivided interest with Bertie Wall Wiggins, 1/3 undivided interest in Bessie Wake Dixon, and 1/3 undivided interest in Joan P. Wall.
- Bertie Wall Wiggins died in 2023, and her will devised her share of the property in equal parts to J. Bryant Wiggins II, A. Taylor Wiggins Jr., and James Wall Wiggins.
- Bessie Wake Dixon died in 2023, and here will devised her share of the property to her husband, Beverly Dixon.
- Joan P. Wall died in October 2005 and devised her share of the property in equal parts to James Timothy Wall, Jennifer Gregory, and Gayle P. Wall Leighron.

WAKE COUNTY, NC 456  
LAURA M RIDDICK  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
03/09/2005 AT 15:12:58

BOOK:011256 PAGE:02438 - 02441

### NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: 0

Parcel Identifier No. 73783 & 73597 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Warren, Perry & Anthony, PLLC, PO Box 1187, Wake Forest, NC 27588

This instrument was prepared by: Kelly J. Mackay, Attorney NO TITLE CERTIFICATION BY PREPARER

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 19th day of November, 2004, by and between

GRANTOR	GRANTEE
Elvis Chester Wall and wife, Marie Cunningham Wall	Bertie Wall Wiggins, a 1/3 undivided interest; Bessie Wake Dixon, a 1/3 undivided interest; and Joan P. Wall, a 1/3 undivided interest  P.O. Box 70 Rolesville, NC 27571

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 the City of \_\_\_\_\_, Wake Forest Township, Wake County, North Carolina and more particularly described as follows:

By this Non-Warranty Deed, Grantors convey to Grantees a one-quarter undivided interest in the following-described tracts to the Grantees, in the above-referenced proportions:

See attached Exhibit A.

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_ page \_\_\_\_\_.

A map showing the above described property is recorded in Plat Book \_\_\_\_\_ page \_\_\_\_\_.

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.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed and delivered.

\_\_\_\_\_  
(Entity Name)

By: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Title: \_\_\_\_\_

USE BLACK INK ONLY

Elvis Chester Wall (SEAL)  
Elvis Chester Wall

Marie Cunningham Wall (SEAL)  
Marie Cunningham Wall

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)



USE BLACK INK ONLY State of North Carolina - County of CALDWELL

I, the undersigned Notary Public of the County and State aforesaid, certify that Elvis Chester Wall and Marie Cunningham Wall personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 23 day of February, 2005

My Commission Expires: June 8, 2009 Helen M Harmon  
Notary Public

USE BLACK INK ONLY State of North Carolina - County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that he is the \_\_\_\_\_ of \_\_\_\_\_ a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of each entity, he signed the forgoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

My Commission Expires: \_\_\_\_\_  
Notary Public

USE BLACK INK ONLY State of North Carolina - County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

My Commission Expires: \_\_\_\_\_  
Notary Public

The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof. \_\_\_\_\_ Register of Deeds for \_\_\_\_\_ County

By: \_\_\_\_\_ Deputy/Assistant - Register of Deeds

**EXHIBIT "A"****PARCEL ONE:**

ALL OF THE PROPERTY DESCRIBED IN DEED BOOK 484, PAGE 222 OF THE WAKE COUNTY REGISTRY AS 32.4 ACRES AND 25.6 ACRES, LESS AND EXCEPT THE FOLLOWING TRACTS:

- 1) PROPERTY DESCRIBED IN DEED TO FRANK PEARCE RECORDED IN BOOK 8495, PAGE 870 AND SHOWN ON PLAT RECORDED IN BOOK OF MAPS 1999, PAGE 2220, WAKE COUNTY REGISTRY.
- 2) PROPERTY SHOWN AS "WALLS POND" ON PLAT RECORDED IN BOOK OF MAPS 2001, PAGE 279, WAKE COUNTY REGISTRY.
- 3) ALL OF LOTS 7, 8, & 9, SHOWN ON PLAT RECORDED IN BOOK OF MAPS 1990, PAGE 1018, WAKE COUNTY REGISTRY.
- 4) PROPERTY DESCRIBED IN DEED TO JOAN P. WALL RECORDED IN BOOK 9670, PAGE 1883 AND SHOWN AS 2.166 ACRES ON PLAT RECORDED IN BOOK OF MAPS 2002, PAGE 592, WAKE COUNTY REGISTRY. THIS PROPERTY IS ALSO INCLUDED IN THE FIRST EXCEPTION ABOVE LISTED.
- 5) ALL OF THE 7 LOTS SHOWN ON PLAT RECORDED IN BOOK OF MAPS 1982, PAGE 1073 WHICH ARE ALSO DESCRIBED IN DEED TO BEVERLY AND BESSIE DIXON RECORDED IN BOOK 9670, PAGE 1889, WAKE COUNTY REGISTRY.
- 6) LOTS SHOWN AS 3, 4, 5, 3A, 4A, & 5A, ON PLAT RECORDED IN BOOK OF MAPS 1981, PAGE 586. LOTS 3, 4, & 5 ARE MORE FULLY DESCRIBED IN DEED BOOK 1910, PAGES 648, 653, 655, WAKE COUNTY REGISTRY.
- 7) ALL OF LOTS 1 & 2 AS SHOWN ON BOOK OF MAPS 1986, PAGE 1385, WAKE COUNTY REGISTRY. LOT 1 IS DESCRIBED IN DEED BOOK 3816, PAGE 465 AND LOT 2 IS DESCRIBED IN DEED BOOK 4866, PAGE 287, WAKE COUNTY REGISTRY.

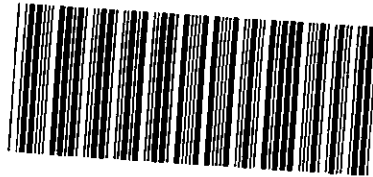
IT IS THE INTENTION OF THE GRANTOR TO CONVEY BY PARCEL ONE OF THIS DEED ALL OF THE PROPERTY LISTED FOR THE 2004 TAX YEAR AS 30.2 ACRES AND HAVING PIN #1758.01 39 9957 AND ACCOUNT #73783, WAKE COUNTY TAX ASSESSOR'S OFFICE.

**PARCEL TWO:**

ALL OF THE PROPERTY DESCRIBED IN BOOK 687, PAGE 206, WAKE COUNTY REGISTRY AS 60.4 ACRES, LESS AND EXCEPT THE FOLLOWING TRACTS:

- 1) ALL OF THE 18.151 ACRES SHOWN ON PLAT RECORDED IN BOOK OF MAPS 2001, PAGE 278, WAKE COUNTY REGISTRY.
- 2) ALL OF THE PROPERTY CONVEYED BY THE WALLS IN BOOK 1326, PAGE 468, ALSO DESCRIBED IN DEED TO JOHN CHAMPION & OTHERS AS SHOWN IN BOOK 1506, PAGE 35, WAKE COUNTY REGISTRY.
- 3) ALL OF THE PROPERTY CONVEYED BY THE WALLS IN BOOK 1326, PAGE 523, WHICH IS ALSO DESCRIBED IN DEED TO CLAUDE & LINDA HUNTER AS SHOWN IN BOOK 2086, PAGE 351, WAKE COUNTY REGISTRY.
- 4) ALL OF THE PROPERTY CONVEYED BY THE WALLS IN BOOK 1326, PAGE 523, WHICH IS ALSO DESCRIBED IN DEED TO PATRICIA WHITE AS SHOWN IN BOOK 8569, PAGE 2517, WAKE COUNTY REGISTRY.
- 5) ALL OF THE PROPERTY CONVEYED BY THE WALLS IN BOOK 1424, PAGE 557, ALSO DESCRIBED IN DEED TO MITCHELL & SAMANTHA AMIANO AS SHOWN IN BOOK 7117, PAGE 385, WAKE COUNTY REGISTRY.
- 6) ALL OF THE PROPERTY CONVEYED BY THE WALLS IN BOOK 3057, PAGE 688, ALSO DESCRIBED IN DEED TO MITCHELL & SAMANTHA AMIANO AS SHOWN IN BOOK 7117, PAGE 385, WAKE COUNTY REGISTRY.
- 7) ALL OF THAT .80 ACRE TRACT DESCRIBED IN DEED TO ALVIN & BERTIE WIGGINS RECORDED IN BOOK 1238, PAGE 302, WAKE COUNTY REGISTRY.

IT IS THE INTENTION OF THE GRANTOR TO CONVEY BY PARCEL TWO OF THIS DEED ALL OF THE PROPERTY LISTED FOR THE 2004 TAX YEAR AS 37 ACRES AND HAVING PIN #1758.01 49 5036 AND ACCOUNT #73597, WAKE COUNTY TAX ASSESSOR'S OFFICE.



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Yellow probate sheet is a vital part of your recorded document. Please retain with original document and submit for rerecording.



Wake County Register of Deeds  
Laura M. Riddick  
Register of Deeds

North Carolina - Wake County

The foregoing certificate of Helen M. Harmon

Notary(ies) Public is (are) certified to be correct. This instrument and this certificate are duly registered at the date and time and in the book and page shown on the first page hereof.

Laura M. Riddick, Register of Deeds

By: [Signature]  
Assistant/Deputy Register of Deeds

This Customer Group \_\_\_\_\_ # of Time Stamps Needed

This Document \_\_\_\_\_ New Time Stamp  
4 # of Pages