

**NORTH CAROLINA GENERAL WARRANTY DEED  
 (without title examination or tax advice)**

Excise Tax:	\$ 12,427.00
Parcel ID:	out of 73597
Mail/Box to:	GRANTEE
Prepared by:	Licensed North Carolina Attorney: James S. Warren, 343 S. White Street, Wake Forest, NC, 27587
Brief description for the index:	Lot 2 containing 31.38 acres

**Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.**

THIS GENERAL WARRANTY DEED ("Deed") is made on the 22nd day of January, 20 26, by and between:

GRANTOR	GRANTEE
Beverly Clifton Dixon, an unmarried man and Alvin Taylor Wiggins, Jr. and wife, Mary Malinda Hyatt Wiggins and James Wall Wiggins and wife, Jill McPhail Wiggins and John Bryant Wiggins, II, and wife, Heather Denise Maroney, and James Timothy Wall and wife, Michele Joan Wall and David L. Leighton, Jr. and wife, Gayle P. Wall Leighton and Sidney Earl Gregory, Jr. and wife, Jennifer Wall Gregory	Wakemed Property Services  c/o Corporate Accounting 3000 New Bern Avenue Raleigh, NC 27610-1231

*Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.*

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Rolesville, Wake County, North Carolina and more particularly described as follows (the "Property"):

SEE ATTACHED EXHIBIT "A"

All or a portion of the Property  includes or  does not include the primary residence of a Grantor.

880-881

A map showing the Property is recorded in Book of Maps 2026, Page \_\_\_\_\_, Wake County Registry.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

- 1. Subject to Easements and Restrictions of record.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Beverly Clifton Dixon by Kenneth D Dixon PDR  
Beverly Clifton Dixon by Kenneth Dale Dixon, Attorney in Fact

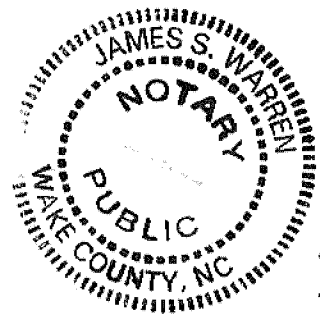
STATE OF NORTH CAROLINA  
COUNTY OF Wake

I, James S. Warren, a Notary Public of the County of Wake, State of North Carolina, do hereby certify that Kenneth Dale Dixon, Attorney in Fact for Beverly Clifton Dixon, personally appeared before me this day and being by me duly sworn, says that he executed the foregoing and annexed instrument on behalf of Beverly Clifton Dixon, and that his authority to execute and acknowledge said instrument is contained in that certain instrument duly executed, acknowledged and recorded in the office of the Register of Deeds of Wake County, North Carolina, in Book 18906, Page 2276, and that this instrument was executed under and by virtue of the authority given by said instrument granting him Power of Attorney; that the said Kenneth Dale Dixon acknowledged the due execution of the foregoing instrument for the purposes therein expressed and on behalf of Beverly Clifton Dixon.

Witness my hand and official notary seal, this 18 day of February, 2026.

James S. Warren  
Notary-Public

My commission expires: 10-3-2030



Alvin Taylor Wiggins, Jr.  
Alvin Taylor Wiggins, Jr.

Mary Malinda Hyatt Wiggins  
Mary Malinda Hyatt Wiggins

STATE OF NORTH CAROLINA

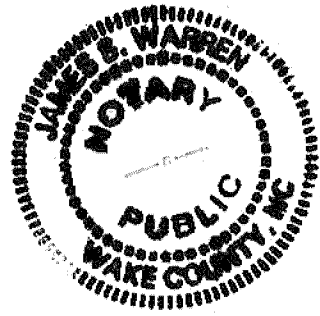
COUNTY OF Wake

I, James B. Warren a Notary Public, do hereby certify that Alvin Taylor Wiggins, Jr. and Mary Malinda Hyatt Wiggins personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 18 day of February, 2026.

James B. Warren  
Notary Public

My Commission Expires: 10-3-2030



James Wall Wiggins  
James Wall Wiggins  
Jill McPhail Wiggins  
Jill McPhail Wiggins

STATE OF NORTH CAROLINA

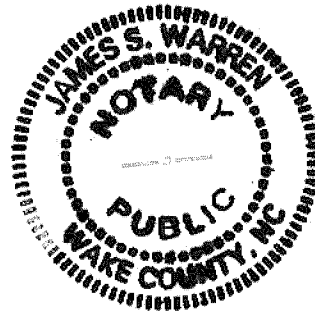
COUNTY OF Wake

I, James S. Warren, a Notary Public, do hereby certify that James Wall Wiggins and Jill McPhail Wiggins personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 18 day of February, 2026.

James S. Warren  
Notary Public

My Commission Expires: 10-3-2030



John Bryant Wiggins II  
John Bryant Wiggins, II

Heather Denise Maroney  
Heather Denise Maroney

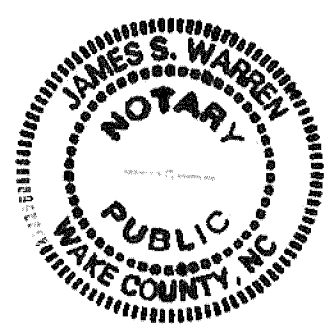
STATE OF NORTH CAROLINA  
COUNTY OF Wake

I, James S. Warren, a Notary Public, do hereby certify that John Bryant Wiggins, II and Heather Denise Maroney personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 18 day of February, 2026.

James S. Warren  
Notary Public

My Commission Expires: 10-3-2030



James Timothy Wall  
James Timothy Wall  
Michele Joan Wall  
Michele Joan Wall

STATE OF NORTH CAROLINA

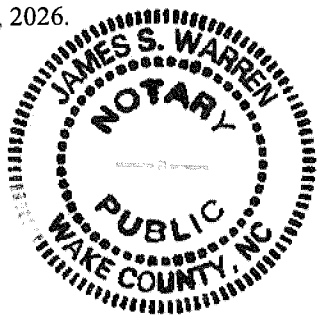
COUNTY OF Wake

I, James S. Warren, a Notary Public, do hereby certify that James Timothy Wall and Michele Joan Wall personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 18 day of February, 2026.

James S. Warren  
Notary Public

My Commission Expires: 10-3-2030



David L. Leighton, Jr.  
David L. Leighton, Jr.  
Gayle P. Wall Leighton  
Gayle P. Wall Leighton

STATE OF NORTH CAROLINA

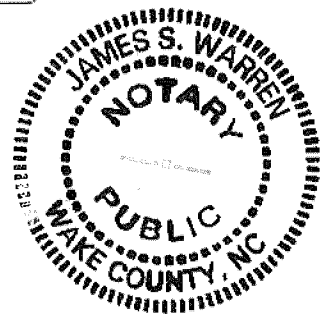
COUNTY OF Wake

I, James S. Warren, a Notary Public, do hereby certify that David L. Leighton, Jr. and Gayle P. Wall Leighton personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 18 day of February, 2026.

James S. Warren  
Notary Public

My Commission Expires: 10-3-2030



Sidney Earl Gregory, Jr.  
Sidney Earl Gregory, Jr.

Jennifer Wall Gregory  
Jennifer Wall Gregory

STATE OF NORTH CAROLINA

COUNTY OF Wake

I, James S. Warren, a Notary Public, do hereby certify that Sidney Earl Gregory, Jr. and Jennifer Wall Gregory personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 18 day of February, 2026.

James S. Warren  
Notary Public

My Commission Expires: 12-3-2030

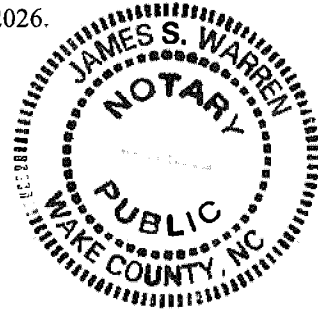


EXHIBIT A  
Legal Description

All of that certain parcel of land lying and being situate in Wake Forest Township, Wake County, North Carolina, and more particularly described as follows:

BEING all of Lot 2, containing 31.38 acres, 1,367,065 SF, as shown on plat entitled "Exempt Plat, Lands Owned by Bertie Wall Wiggins & Bessie Wake Dixon", dated 11/17/25, prepared by KCI Associates of N.C., Engineers, Surveyors and Planners (C-0764), recorded in Book 2026, Page ~~881~~ 880, Wake County Registry.

Portion of PIN: 1758494277

Address: 4801 Burlington Mills Road, Rolesville, NC