



NC DEPARTMENT OF
**HEALTH AND
HUMAN SERVICES**

ROY COOPER • Governor

KODY H. KINSLEY • Secretary

MARK PAYNE • Director, Division of Health Service Regulation

VIA EMAIL ONLY

December 28, 2022

James Johnson
Jhj629@gmail.com

No Review

Record #: 4093
Date of Request: October 25, 2022
Facility Name: Jefferson Family Care Home #4
FID #: 920598
Business Name: Humphrey + One, Inc.
Business #: 3648
Project Description: Acquisition of a Family Care Home (6 ACH Beds)
County: Caswell

Dear Mr. Johnson:

The Healthcare Planning and Certificate of Need Section, Division of Health Service Regulation (Agency) received your correspondence regarding the project described above. Based on the CON law **in effect on the date of this response to your request**, the project as described is not governed by, and therefore, does not currently require a certificate of need. If the CON law is subsequently amended such that the above referenced proposal would require a certificate of need, this determination does not authorize you to proceed to develop the above referenced proposal when the new law becomes effective.

This determination is binding only for the facts represented in your correspondence. If changes are made in the project or in the facts provided in the correspondence referenced above, a new determination as to whether a certificate of need is required would need to be made by this office.

Please do not hesitate to contact this office if you have any questions.

Sincerely,

Gregory F. Yakaboski
Project Analyst

Micheala Mitchell
Chief

NC DEPARTMENT OF HEALTH AND HUMAN SERVICES • DIVISION OF HEALTH SERVICE REGULATION
HEALTHCARE PLANNING AND CERTIFICATE OF NEED SECTION

LOCATION: 809 Ruggles Drive, Edgerton Building, Raleigh, NC 27603
MAILING ADDRESS: 809 Ruggles Drive, 2704 Mail Service Center, Raleigh, NC 27699-2704
<https://info.ncdhhs.gov/dhsr/> • TEL: 919-855-3873

AN EQUAL OPPORTUNITY / AFFIRMATIVE ACTION EMPLOYER


cc: Adult Care Licensure Section, DHSR

BK 640 PG 700 - 702 (3)
This Document eRecorded:
Fee: \$26.00 DocType: DEED
Caswell County, North Carolina
Ginny S. Mitchell, Register of Deeds

DOC# 351478
03/31/2022 04:08:43 PM
Tax: \$850.00

NORTH CAROLINA CASWELL COUNTY,

Persuant to Chapter 391 of the 1977 Session Laws of the State of North Carolina, that the foregoing described realty is not subject to and that all delinquent taxes upon said realty have been paid this the 31 day of March, 2022.

By: 
Caswell County Tax Department tb

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ 850.00 Recording Time, Book and Page

Tax Map and Parcel Numbers: 58-60 and 58-50

Mail after recording to: Grantee

This instrument was prepared by: Christy M. Grissom, Attorney
GRISSOM & HOLLOMAN, P.C.

Brief Description for the Index: 111 and 495 Staley Boswell Rd., Yanceyville

THIS DEED made this 14th day of January, 2022 by and between

GRANTOR

JAMES HUNT JOHNSON, Successor Trustee of the JEFFERSON CARE HOMES TRUST created under the Last Will and Testament of MELINDA COX JEFFERSON dated June 7, 2012
106-A South Maple Street
Graham, North Carolina 27253-2812

GRANTEE

HUMPHREY + ONE INC.,
A North Carolina Corporation
also known as Humphrey Plus One, Inc.
6245 Burton Chapel Road
Mebane, North Carolina 27302

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 all those certain lots or parcels of land, and all improvements and appurtenances thereto, and more particularly described as follows:

Parcel One:

All that certain tract or parcel of land lying and being in Anderson Township, Caswell County, North Carolina, situated at the intersection of and adjoining the centerlines of S.R. 1165 (also known as "Ned Bigelow Road) and S.R. No. 1117 (also known as "Staley Boswell Road", and being what is shown and delineated as Tract "2" containing "2.75 ACRES ±" on plat of survey entitled "Final Plat Recombination Survey For Melinda Cox Jefferson" prepared by Jeffrey H. Rudd, P.L.S. of Simmons Engineering & Surveying, Inc., dated June 26, 2009, which plat is duly recorded in the Caswell County Registry at Map Book 16, Page 309 and said plat is incorporated herein by reference for greater certainty of description. This parcel benefits from and is subject to the terms of the Joint Well Declaration recorded in Deed Book 593, Page 228, Caswell County Registry.

The aforementioned property has the current address of "111 Staley Boswell Road, Yanceyville, NC 27379 and is identified by the Caswell County Tax Office as Tax Map 58, Parcel 60.

Parcel Two:

Being all that tract or parcel of land located in Anderson Township, Caswell County, North Carolina, situated on the North side of and adjoining the centerline of N.C.S.R. No. 1117, a/k/a "Staley Boswell Road", and being what is shown and delineated as Tract "4" of the "W.B. Boswell Estate – PB 5 P. 54" containing "14.24 ACRES ±" on plat of survey entitled "Property of Elgin Jefferson" prepared by J. David Thompson, PLS-1388. of Thompson-Simmons, Inc., dated January 29, 1986, which plat is duly recorded in the Caswell County Registry at Map Book 10, Page 580 and said plat is incorporated herein by reference for greater certainty of description.

The aforementioned property has the current address of "495 Staley Boswell Road, Yanceyville, NC 27379 and is identified by the Caswell County Tax Office as Tax Map 58, Parcel 50.

The two parcels of property are commonly known as "Jefferson Care Home "(Parcel One) and "Jefferson Family Care Home #4" (Parcel 2). They are a portion of the property acquired by Melinda Cox Jefferson by Deed dated September 9, 2008 recorded in Deed Book 533, Page 1541, Caswell County Registry. Pursuant to the Last Will & Testament of Melinda Cox Jefferson, title vested in the Jefferson Care Homes Trust upon the death of Melinda Cox Jefferson on November 12, 2015 and this conveyance is in accordance with the terms of the aforementioned Will. See Alamance County Estate File No. 15 E 1225 and Caswell County Estate File No. 16 E 53.

The above described property does does not include the primary residence of the 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 except for the exceptions hereinafter stated:

Parcel 1:

- 1. Joint Well Declaration recorded in Deed Book 593, Page 228, Caswell County Registry;
- 2. Existing easements and/or rights of way, including those for S.R. 1165 (Ned Bigelow Road), SR 1117 (Staley Boswell Road) and utilities.

Parcel 2:

- 1. Existing easements and/or rights of way, including those for SR 1117 (Staley Boswell Road) and utilities.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal.

JEFFERSON CARE HOMES TRUST created under the Last Will and Testament of MELINDA COX JEFFERSON dated June 7, 2012

James Hunt Johnson Successor Co-Trustee (SEAL)
By: James Hunt Johnson, Successor Co-Trustee

STATE OF NORTH CAROLINA
COUNTY OF PERSON

I, Christy M. Grissom, a Notary Public of the aforesaid State and County, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **James Hunt Johnson, Successor Trustee of the JEFFERSON CARE HOMES TRUST created under the Last Will and Testament of MELINDA COX JEFFERSON dated June 7, 2012**, being duly authorized for and on behalf of the aforementioned trust.

Witness my hand and official stamp or seal, this the 14th day of January, 2022.

My Commission Expires: August 16, 2023

Christy M. Grissom
Christy M. Grissom, Notary Public



State of North Carolina

Department of Health and Human Services
Division of Health Service Regulation

Effective January 1, 2022, this license is issued to

Jefferson Care Homes Trust

to operate a Family Care Home known as

Jefferson Family Care Home #4

*located at 495 Staley Boswell Road
Yanceyville, NC 27379
County: Caswell*

*This license is issued subject to the statutes of the
State of North Carolina, is not transferable and shall expire
midnight December 31, 2022*

Facility ID:920598

License Number:FCL-017-057

Capacity:6

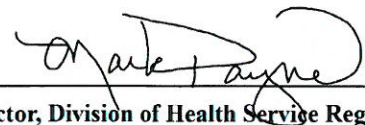
All Ambulatory:X

Upto 0 Non-Ambulatory:___

Authorized by:



Secretary, N.C. Department of Health and
Human Services



Director, Division of Health Service Regulation

From: [Mitchell, Micheala L](#)
To: [Stancil, Tiffany C](#)
Cc: [Pittman, Lisa](#); [Yakaboski, Greg](#); [Craddock, Amy D](#)
Subject: FW: [External] Exemption Request for Jefferson Family Care Home #4 (Facility ID: 920598) (2nd of 2 emails)
Date: Wednesday, November 23, 2022 1:54:19 PM
Attachments: [Certificate Jefferson Family Care Home # 4.pdf](#)
[Humphrey +One-002.pdf](#)

Tiffany,

Would you mind logging this as an exemption request? I think it goes to whoever is currently assigned to HSA II. (Greg are you covering?)

Micheala Mitchell, JD
(*she/her/hers*)
Section Chief, Healthcare Planning and CON Section
[NC Department of Health and Human Services](#)
[Division of Health Service Regulation](#)
809 Ruggles Drive, Edgerton Building
2704 Mail Service Center
Raleigh, NC 27699-2704
Office: 919 855 3879
Micheala.Mitchell@dhhs.nc.gov

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From: James Hunt Johnson <jhj629@gmail.com>
Sent: Wednesday, November 23, 2022 1:50 PM
To: Mitchell, Micheala L <Micheala.Mitchell@dhhs.nc.gov>; Craddock, Amy D <amy.craddock@dhhs.nc.gov>; Pittman, Lisa <lisa.pittman@dhhs.nc.gov>
Cc: Land, Wanda <wanda.land@dhhs.nc.gov>; Christy Grissom <christy@grissomandholloman.com>; Robin Gentry <legal@grissomandholloman.com>; David A. Humphrey Sr. <dhumpp35@aol.com>; Yakaboski, Greg <greg.yakaboski@dhhs.nc.gov>
Subject: [External] Exemption Request for Jefferson Family Care Home #4 (Facility ID: 920598) (2nd of 2 emails)

CAUTION: External email. Do not click links or open attachments unless you verify. Send all suspicious email as an attachment to [Report Spam](#).

Re: Exemption Request for Jefferson Care Home
(Duplicate of Email send on 10/25/22 to Mr. Greg Yakaboski)
Date: 11/23/22

To Ms. Micheala Mitchell, Ms. Amy Craddock, Ms. Lisa Pittman or To Whom It May Concern:

(cc: Mr. Greg Yakaboski, Ms. Wanda Land, Mr. David Humphrey, Ms. Robin Gentry (Paralegal, Grissom & Holloman), and Ms. Christy Grissom, Esq. (Attorney at Law, Grissom & Holloman):

I am a licensed North Carolina Attorney at Law, and I am the Successor Trustee of the Jefferson Care Homes Trust. The Jefferson Care Homes Trust has held the license for the Jefferson Family Care Home #4, License # FCL-017-057, and the Jefferson Care Home, License # HAL-017-058. See attached.

Jefferson Family Care Home #4:

1. Name and Address of facility sold: 6 Bed Facility, Jefferson Family Care Home #4, Facility ID # 920598, License # FCL-017-057, Address: 495 Staley Boswell Road, Yanceyville, NC 27379.
2. The above referenced facility was purchased by David A. Humphrey, Sr., doing business as Humphrey + One, Inc., A North Carolina Corporation, by deed dated 1/14/22 and recorded on 3/31/22 in Book 640 at Pages 700-702 of the Caswell County Register of Deeds. See attached. His address is 6245 Burton Chapel Road, Mebane, NC 27302. His cell is 973-868-2690, work phone is 336-421-3001, work fax is 336-421-3022, and his email address is dhump35@aol.com.
3. The name of the new owner and operator is David A. Humphrey, Sr., doing business as Humphrey + One, Inc., A North Carolina Corporation. See # 2 for his contact information. He is the current Administrator of the facility.

Hunt

James "Hunt" Johnson

Law Offices of James Hunt Johnson
106-A South Maple Street
Graham, NC 27253
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Facsimile: (888) 603-3606
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