

Register of Deeds
Sharon A. Davis
Durham County, NC
06/23/2022 12:43:50PM
BT: OPR B: 9725 P: 146 Pages: 4
DEED - DEED
Fee: \$26.00 Excise Tax: \$0.00
INSTRUMENT #2022025879
Sharon Marsh

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: **\$1,300.00** \$0.00 Durham County (by operation of NCGS § 105-228.30(a))

Wake County Tax Parcel No. (Parcel No.): 0769319023
Wake County REID: 0091585
Wake County REID: 0437986;
Durham County REID: 9913560
Durham County Tax Parcel No.: 193258

Submitted electronically by Barringer Sasser, LLP in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

E-Filing Certificate

This instrument was prepared by: Barringer Sasser, LLP, as real estate counsel for Grantee
PO Box 5566 Cary, NC 27512

Please mail to: Grantee

Brief description for the Index: **Approx. 3.365 acres on/behind 917 Andrews Chapel Road**

THIS DEED made this 21st day of June, 2022, by and between

GRANTOR	GRANTEE
<p>Clare S. Clayton, a/k/a Clara A. Clayton and Clare S. (Sandling) Clayton, being the widow of Wallace Boone Clayton who has not remarried (See Durham County Estate File 10-E-001471)</p> <p>917 Andrews Chapel Road Durham, NC 27704</p>	<p>MONTS RIDGE, LLC, a North Carolina limited liability company</p> <p>c/o 1124 Grogans Mill Drive Cary, NC 27519</p>

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 of its right, title and interest in that certain lot or parcel of land (the "Subject Property") situated in the Cedar Fork Township, Wake County, North Carolina and in the Carr Township, Durham County, North Carolina, and more particularly described as follows:

See Exhibit A attached hereto and herein incorporated by reference.

The Subject Property hereinabove described is part of the property that was acquired by Grantor by instruments recorded in Deed Book 398, Page 139 and in the related Deed of Correction recorded in Book 401, Page 131, Durham County Registry; Deed Book 2216, Page 385, Wake County Registry; and by the Estate of Wallace Boone Clayton (Durham County Estate File Numbers 10-E-001470 and 10-E-001471).

Certain maps regarding the Subject Property are recorded in Plat Book 84, Page 41, and in Plat Book 76, Page 46, Durham County Registry; and in Book of Maps 1986, Page 2092, Wake County Registry.

The property herein conveyed is the primary residence of 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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

1. The lien of ad valorem property taxes for the year 2022 and thereafter; and
2. All easements, rights of way and restrictions of record.

Signatures and notary blocks found on the following pages.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

GRANTOR:

Clare S. Clayton (SEAL)
Clare S. Clayton

State of North Carolina - County of Wake

I, a Notary Public of Wake County, North Carolina, hereby certify that **Clare S. Clayton** known to me or proved on the basis of satisfactory evidence to be the persons described, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing instrument for the purposes stated therein.

Witness my hand and Notarial stamp or seal this 21st day of June, 2022.

BRENT D. BARRINGER
NOTARY PUBLIC
WAKE COUNTY, N.C.

[NOTARY SEAL OR STAMP]

My Commission Expires: 9/23/23

[Signature]
Signature of Notary Public

Brent D. Barringer
Notary's Printed or Typed Name

EXHIBIT A**Legal Description for
approximately 3.365 acres at/behind 917 Andrews Chapel Road,
Wake County and Durham County, North Carolina**

All that certain lot or parcel of land situated in the Carr Township, Durham County, and in the Cedar Fork Township, Wake County, North Carolina, comprising approximately 3.365 acres ("the Subject Property") and more particularly described as follows:

BEGINNING at that certain 1/2" pipe found in the Northeasternmost corner of the Subject Property in the Southern Right-of-Way line of Andrews Chapel Road (S.R. 1907), which pipe found is identified as "#5 Rebar N.C. SPC NAD 83(2011) North: 791348.61' East: 2064015.83; and thence proceeding South 01 degree 39 minutes 17 seconds East 394.20 feet to a #4 Rebar set;

Thence proceeding South 88 degrees 20 minutes 37 seconds West 30 feet to a #4 Rebar set;

Thence proceeding South 01 degree 39 minutes 23 seconds East 442.14 feet to a 1/2" pipe found on the Southeasternmost corner of the Subject Property (and where the Subject Property abuts parcels now or formerly owned by Brier Creek Townes Phase 2 on the South, and Monts Ridge, LLC (the Grantee herein) on the East;

Thence proceeding North 88 degrees 48 minutes 39 seconds West 299.96 feet to a 1/2" pipe at the Southwesternmost corner of the Subject Property (where it abuts parcels now or formerly owned by The Corners at Brier Creek on the South and Gruha Investments, LLC on the West);

Thence proceeding North 01 degree 43 minutes 59 seconds West 96.16 feet to a 1" pipe;

Thence proceeding South 88 degrees 12 minutes 01 seconds West 149.66 feet to a 3/4" pipe;

Thence proceeding South 01 degree 44 minutes 38 seconds East 367.88 feet to a Calculated Point;

Thence proceeding South 01 degree 34 minutes 20 seconds East 299.64 feet to a Calculated Point in the Southern Right of Way line of Andrews Chapel Road;

Thence proceeding along the Southern Right of Way line of Andrews Chapel Road North 70 degrees 36 minutes 08 seconds East 157.37 feet to a #5 Rebar;

Thence continuing along the Southern Right of Way line of Andrews Chapel Road North 70 degrees 52 minutes 34 seconds East 31.46 feet to **THE POINT AND PLACE OF BEGINNING**. All as depicted and described that certain survey map prepared by Puckett Surveyors, PLLC, Professional Land Surveyors, dated April 20, 2022.