

01/04/2024 04:26:26PM

BT: OPR B: 10035 P: 924 Pages: 4

DEED - DEED

Fee: \$1,376.00 Excise Tax: \$1350.00

INSTRUMENT #2024083747

Tonya Redfearn

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$1,350.00
Parcel ID:	163403
Mail/Box to:	Hall Real Estate Law, 213 E. Lane Street, Raleigh, NC 27601
Prepared by:	Hall Real Estate Law, 213 E. Lane Street, Raleigh, NC 27601
Brief description for the index:	1202 Wrenn Road, Durham NC 27703

THIS GENERAL WARRANTY DEED ("Deed") is made on the 3 day of January, 2024, by and between:

GRANTOR	GRANTEE
Richard Glenn, an unmarried person (Heir of Eunice Glenn), and Yvette Rich and spouse, Joel Rich, and Yvonne King and spouse, Robert King, III, and Timothy Marbrey and spouse, Laurie Marbrey (Heirs of Larry Wayne Marbrey (21-E-251) 2314 S. Miami Blvd, Suite 151 Durham, NC 27703	Opals Inc., a North Carolina corporation 11405 Norwood Road Raleigh, NC 27613

*Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. 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 Durham County, North Carolina and more particularly described as follows (the "Property"):

BEGINNING at a stake on the East side of the Wrenn Road 1346 feet in a Southerly direction from the South side of Stone Road, and running thence along and with the East side of said Wrenn Road South 4° West 630 feet to a stake the Northeast corner of Tract #1: thence North 79 degrees 45' West 858 feet to a stake: thence North 3° 25' East 422 feet to a stake: thence North 85° 20' East 848.8 feet to a stake, the point of beginning containing 10 acres, more or less, and being Tract #2 of Mrs. BESSIE P. WRENN PROPERTY as per plat and survey thereof now on file in the office of the Register of Deeds of Durham County in Plat Book 23 at page 60 to which reference is hereby made for a more particular description of same For further description see Deed Book 315, Page 649, Durham

County Registry.

SAVE, RESERVING and EXCEPTING that portion for right-of-way for Wrenn Road, see Deed Book 275, page 678 Durham County Registry.

LESS and Except property deeded from Corona T. Glenn and wife, Eunice G. Glenn to Ralph E. Glenn and wife, Sylvia Hunt Glenn recorded in Book 382, Page 449, Durham County Registry.

LESS and Except property Deeded from Corona T. Glenn and wife, Eunice G. Glenn to Charles T. Glenn and wife, Virginia Hunt Glenn recorded in Book 999, Page 789, Durham County Registry.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 315 Page 649.

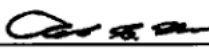
All or a portion of the Property  includes or  does not include the primary residence of a Grantor.

A map showing the Property is recorded in Book 23 Page 60.


Eunice Glenn died a widow on August 30, 2020 without an estate being filed. Pursuant to Heir Affidavits, she had two sons, Richard Glenn and Larry Wayne Marbrey. Larry Wayne Marbrey died January 17, 2021 (estate file 21-E-251) leaving his estate to brother Timothy Marbrey 60%; stepdaughter Sandra Yvonne King 20%; stepdaughter Yvette Rich 20%.

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:

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

Richard Glenn by  his Attorney-in-Fact

Name: Richard Glenn by Adam J. Hopler his Attorney-in-Fact




Name: Yvette Rich



Name: Joel Rich



Name: Yvonne King



Name: Robert King, III



Name: Timothy Marbrey

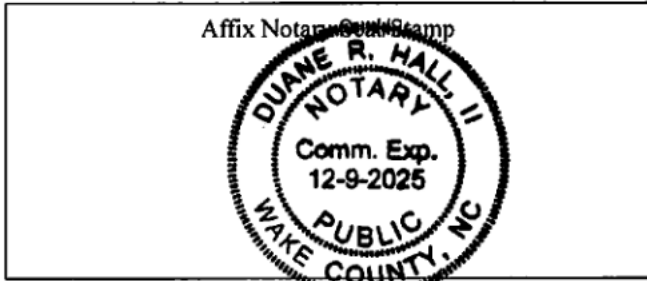


Name: Laurie Marbrey

STATE OF NC, COUNTY OF Wake

I, Duane R. Hall II, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 3rd day of January, 2024 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):

Yvette Rich and Joel Rich

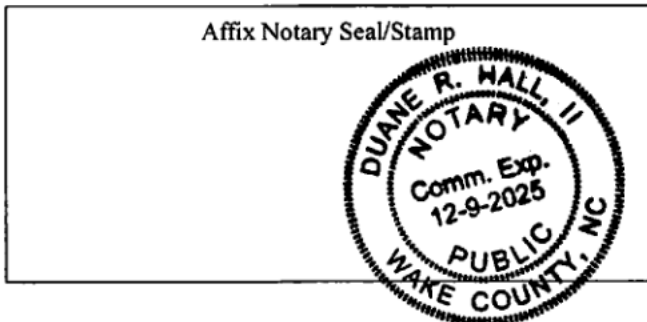


Duane R. Hall II  
Notary Public (Official Signature)  
My commission expires: 12-9-25

STATE OF NC, COUNTY OF Wake

I, Duane R. Hall II, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 3rd day of January, 2024 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):

Yvonne King and Robert King, III

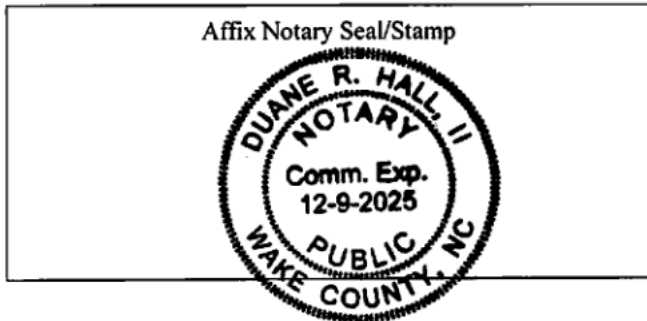


Duane R. Hall II  
Notary Public (Official Signature)  
My commission expires: 12-9-25

STATE OF NC, COUNTY OF Wake

I, Duane R. Hall II, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 3rd day of January, 2024 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):

Timothy Marbrey and Laurie Marbrey

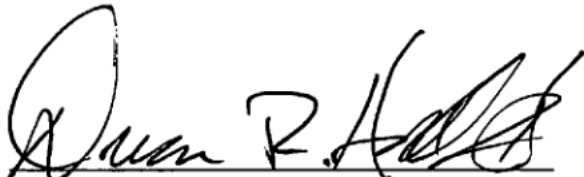


Duane R. Hall II  
Notary Public (Official Signature)  
My commission expires: 12-9-25

North Carolina, Wake County

I, Duane R. Hall, II, a Notary Public of Wake County, North Carolina, do hereby certify that Adam J. Hopley, attorney-in-fact for Richard Glenn, personally appeared before me this day, and being by me duly sworn, says that he/she executed the foregoing and annexed instrument for and in behalf of Richard Glenn, and that his/her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the office of the Register of Deeds of Durham County, North Carolina and that this instrument was executed under and by virtue of the authority given by said instrument granting him/her power of attorney; that the said Adam J. Hopley acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Richard Glenn.

Witness my hand and official seal, this the 3rd day of January, 2024.

  
*Official Signature of Notary*

Duane R. Hall, II  
Notary's printed or typed name



My commission expires: 12.9.25

*(Official Seal)*