

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2016 DEC 29 03:34:07 PM
BK:8098 PG:611-615
DEED
FEE:\$26.00
EXCISE TAX:\$300.00
INSTRUMENT # 2016045782
APRILJ



Real Estate ID No.: 194919
Revenue Tax: \$300.00

Mail after recording to: **Grantee**

This instrument was prepared by: **John M. Davis Attorney**

Brief Description for the index

Plat Book 196, Page 326

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made December 22nd, 2016, by and between

GRANTOR

**Sonya Gullie Elko, Trustee of the Robert H. Gullie, Sr. Revocable Trust dated June 1, 1998;
Sonya Gullie Elko, unmarried;
Robert H. Gullie, Jr. and wife, Lynn W. Gullie;
Jason D. Gullie and wife, Tammie T. Gullie**

GRANTEE

**Wake County Wildlife Club, Inc.
P.O. Box 1000
Raleigh, NC 27602**

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 or near the City of Durham, _____ Township, Durham County, North Carolina and more particularly described as follows:

Exhibit A attached hereto and incorporated herein by this reference.

All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.

The property hereinabove described was inherited by Robert H. Gullie, Sr. from his father Ector O. Gullie, and became a part of his Trust, see Estate File 98E1055, Durham County Registry

A map showing the above described property is recorded in Plat Book 196, Page 326, Durham County Registry.

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.

The Trustee in her capacity as Trustee makes no warranty, express or implied, as to title to the property hereinabove described, however said Trustee covenants and warrants that she is acting within her lawful capacity as Trustee and has done nothing to impair title to the property described herein. In her individual capacity, Sonya Gullie Elko does join in the warranty of the title.

Title to the property hereinabove described is subject to the following exceptions:

1. Ad valorem taxes for the year 2016 and subsequent years.
2. Enforceable easements, covenants, restrictions, and rights of way of record affecting title to the property conveyed herein.

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

**The Robert H. Gullie, Sr. Revocable Trust
Dated June 1, 1998**

Sonya Gullie Elko SEAL
Sonya Gullie Elko, Trustee

Sonya Gullie Elko SEAL
Sonya Gullie Elko (beneficiary)

State of NC
County of Wake

I, John M Davis, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Sonya Gullie Elko, Trustee of The Robert H. Gullie, Sr. Revocable Trust Dated June 1, 1998 and Sonya Gullie Elko**

WITNESS my hand and official stamp or seal this 22nd day of Dec., 2016.

My Commission Expires: 3-25-17

John M Davis
Notary Public

JOHN M DAVIS NOTARY PUBLIC WAKE COUNTY, NC My Commission Expires 3-25-2017

Robert H. Gullie SEAL
Robert H. Gullie

Lynn W. Gullie SEAL
Lynn W. Gullie

State of North Carolina
County of Wake

I, John M Davis, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Robert H. Gullie and Lynn W. Gullie**

WITNESS my hand and official stamp or seal this 22nd day of Dec., 2016.

My Commission Expires: 3-25-17

John M Davis
Notary Public

JOHN M DAVIS
NOTARY PUBLIC
WAKE COUNTY, NC
My Commission Expires 3-25-2017

Jason D. Gullie SEAL
Jason D. Gullie

Tammie T. Gullie SEAL
Tammie T. Gullie

State of NC
County of Wake

I, John M Davis, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Jason D. Gullie and Tammie T. Gullie**

WITNESS my hand and official stamp or seal this 22 day of Dec, 2016.

My Commission Expires: 3-25-17

John M Davis
Notary Public

JOHN M DAVIS
NOTARY PUBLIC
WAKE COUNTY, NC
My Commission Expires 3-25-2017

Exhibit A

A 1/3 undivided undivided interest in the following described property:

BEING all of That Certain Tract of Land containing 35.04+/- acres (exclusive of right-of-way), being shown as a combination of 17.68+/- acres located on the north side of Coley Road (SR# 19) and 17.36+/- acres located on the south side of said road as shown on Boundary Survey for Wake County Wildlife Club, Inc., dated 10/28/16 by Landmark Surveying, Inc. and recorded in Plat Book 196, Page 326, Durham County Registry.