

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2016 DEC 29 03:34:09 PM
BK: 8098 PG: 622-624
DEED
FEE: \$26.00
EXCISE TAX: \$300.00
INSTRUMENT # 2016045784
APRILJ



2016045784

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 ~~22~~²⁹ 2016, by and between

GRANTOR

Ruth G. Miller and spouse, Bernie L. Miller

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 acquired by Grantor by inheritance from Ector O. Gullie who died intestate in 1951, see Affidavit recorded in Book 1270, Page 291, 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.

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.

Ruth G. Miller SEAL
Ruth G. Miller

Bernie L. Miller SEAL
Bernie L. Miller

State of North Carolina
County of Forsyth

I, Christina Langill, 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: **Ruth G. Miller and Bernie L. Miller**

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

My Commission Expires: July 24, 2019

Christina Langill
Notary Public

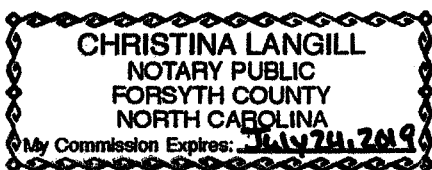


Exhibit A

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.