

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2018 Feb 09 09:26:47 AM
BK:8362 PG:51-52
DEED
FEE: \$26.00
INSTRUMENT # 2018004341
EXCISE TAX: \$1,320.00
APRILJ



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,320.00

Parcel Identifier No. Out of 138672 and 138673 and 138674
Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Kelly J. Mackay, Esq., WALKER LAMBE, PLLC, P.O. Box 51549, Durham, NC 27717-1549

This instrument was prepared by: Kelly J. Mackay, Esq., Walker Lambe, PLLC, P.O. Box 51549, Durham, NC 27717-1549
(WITHOUT BENEFIT OF TITLE EXAMINATION)

Brief description for the Index: Tract 3, PB 198, Pages 264-265

THIS DEED made this 7th day of February, 2018, by and between

GRANTOR

GRANTEE

**SALLY ALENE FURR STAUNTON, Trustee of the
SALLY ALENE FURR STAUNTON REVOCABLE
TRUST, u/a/d April 3, 2001,**

**DOC NICHOLS PARTNERS, LLC,
a North Carolina Limited Liability Company**

**SALLY ALENE FURR STAUNTON, Trustee of the
LEONARD JACKSON STAUNTON REVOCABLE
TRUST, u/a/d April 3, 2001,**

and

**SALLY A. STAUNTON, Widow
3501 Pickett Road
Durham, NC 27705**

**3013 Ridge Road
Durham, NC 27705**

Enter in appropriate block for each Grantor and Grantee: name, mailing 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 the City of Durham, Durham County, North Carolina, and more particularly described as follows:

Tract 3 on plat entitled "Exempt Recombination Plat - Staunton", dated October 3, 2017, and recorded in Plat Book 198, Pages 264-265, Durham County Registry.

The property hereinabove described was acquired by Grantors by in Book 7421, Page 838 and Book 383, Page 744. Leonard Jackson Staunton died a resident of Durham County, North Carolina on March 17, 2016.

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

A map showing the above described property is recorded in Plat Book 198, Page 264-265.

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, other than the following exceptions:

1. All recorded restrictions, easements, encumbrances and rights of way affecting the property.
2. Ad valorem taxes for the year 2018 and for subsequent years, not yet due and payable.

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

Sally Alene Furr Staunton (SEAL)
**SALLY ALENE FURR STAUNTON, Trustee of
 THE SALLY ALENE FURR STAUNTON REVOCABLE
 TRUST, u/a/d April 3, 2001**

Sally Alene Furr Staunton (SEAL)
**SALLY ALENE FURR STAUNTON, Trustee of THE
 LEONARD JACKSON STAUNTON REVOCABLE
 TRUST, u/a/d April 3, 2001**

Sally A. Staunton (SEAL)
SALLY A. STAUNTON, Widow

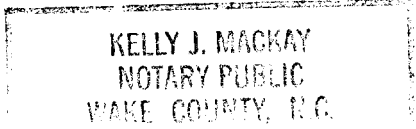
State of North Carolina - County of Durham

I, the undersigned Notary Public of the County of Wake and State aforesaid, certify that **SALLY ALENE FURR STAUNTON, Trustee of THE SALLY ALENE FURR STAUNTON REVOCABLE TRUST, u/a/d April 3, 2001, and SALLY ALENE FURR STAUNTON, Trustee of THE LEONARD JACKSON STAUNTON REVOCABLE TRUST, u/a/d April 3, 2001,** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 7 day of February , 2018.

My Commission Expires: 3-8-20

[Signature]
 Notary Public

(Affix Seal)



Kelly J Mackay
 Notary's Printed or Typed Name

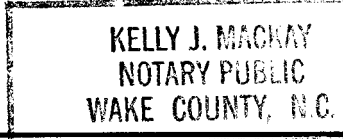
State of North Carolina - County of Durham

I, the undersigned Notary Public of the County of Wake and State aforesaid, certify that **SALLY A. STAUNTON, Widow,** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal, this 7 day of February , 2018.

My Commission Expires: 3-8-20

[Signature]
 Notary Public

(Affix Seal)



Kelly J Mackay
 Notary's Printed or Typed Name