

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2018 Feb 09 09:26:44 AM
BK:8362 PG:42-44
DEED
FEE: \$26.00
INSTRUMENT # 2018004338
EXCISE TAX: \$5,780.00
APRIL J

2018004338

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$5,780.00

Parcel Identifier No. Out of 138674, 138672 and 138673; 138679
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:

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,**

**SM RALEIGH, 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**

**4020 Westchase Boulevard
Building One, Suite 190
Raleigh, NC 27607**

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:

SEE ATTACHED EXHIBIT "A" WHICH IS INCORPORATED BY REFERENCE.

The property hereinabove described was acquired by Grantors by instrument recorded in Book 7421, Page 838, Book 383, Page 744, and Book 396, Page 261, Durham County Registry. Leonard Jackson Staunton died a resident of Durham County, North Carolina on March 17, 2016.

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

A map showing the above described property is recorded in Plat Book ____, Page ____.

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**

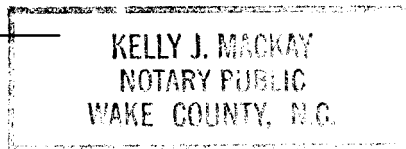
Sally Alene Furr Staunton (SEAL)
**SALLY ALENE FURR STAUNTON, Trustee of THE
 LEONARD JACKSON STAUNTON REVOCABLE
 TRUST, u/a/d April 3, 2001**

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

EXHIBIT "A"**Parcel Ref #138673 (PIN 0800-02-59-5701)**

BEGINNING at a stake in the South property line of Pickett Road, a corner of the property conveyed to Leonard Jackson Staunton and wife by deed dated December 7, 1971 (see Plat Book 71, Page 25); thence with the property line of Pickett Road South 88° 44' East 110.00 feet to a stake; thence South 5° 06' West 320.89 feet to a stake in the line of the Staunton property; thence North 88° 31' West 110.22 feet to a stake; thence continuing with Staunton property line North 5° 06' East 326.24 feet to the point and place of beginning; and containing 0.82 acres, more or less, as shown on plat of property of H.L. Stephens and wife prepared by Credle Engineering Company, dated January, 1972, and recorded in Plat Book 71, Page 55, Durham County Registry, to which plat reference is hereby made.

Parcel Ref #138672 (PIN 0800-02-59-7081) and Parcel Ref #138674 (PIN 0800-02-59-2009)

BEGINNING at a stake in the South property line of Pickett Road (State Road No. 1303), the Northeast corner of the property shown on map recorded in Plat Book 29, Page 162, Durham County Registry; thence with the South property line of Pickett Road South 85° 44' East 60.01 feet to a stake, the Northwest corner of the 2.89-acre tract shown on the plat hereinafter referred to; thence south 5° 06' West 326.24 feet to a stake; thence South 88° 31' East 400.82' feet to a stake, and thence continuing South 88° 31' East 296.69 feet to a stake, a corner of the Cuyler property; thence south 5° 16' West 979.37 feet to a stake in the line of the Garrett property; thence South 80° 10' West 699.58 feet to a stake; thence South 79° 46' West 480.67 feet to a point at an elm tree in the line of the property of Sarji; thence North 5° 03' East 1321.00 feet to a stake; thence South 86° 20' East 390.00 feet to a stake; thence North 5° 06' East 236.12 feet to a stake in the South property line of Pickett Road, the point or place of Beginning; and consisting of the 16.9-acre, more or less, tract and the 13.88-acre, more or less, tract, as shown on plat of property of Beulah M. and Gladys G. Pickard prepared by Credle Engineering Company, dated September 1971, and recorded in Plat Book 71, Page 25, Durham County Registry, to which reference is hereby made for a more particular description of same.

Parcel Ref #138679 (PIN 0800-01-49-7061)

BEGINNING at an iron stake in the southern edge of the right-of-way of the Pickett Road at the place where the present eastern boundary line of E.J. Holt intersects the said Pickett Road and running thence along the southern edge of that right-of-way of the said Pickett Road South 85 degrees 0 minutes East 415 feet to an iron stake; thence South 4 degrees 15 minutes West 1558.5 feet to an iron stake and pointers in the Ernest P. Garrard line; thence South 79 degrees 5 minutes West 495.05 feet to an iron stake; thence North 6 degrees 15 minutes East 1666.6 feet to an iron stake in the creek at the southern edge of the right-of-way of the Pickett Road, the place and point of BEGINNING and containing 16.62 acres.

The three above parcels are LESS AND EXCEPT 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.