

FOR REGISTRATION  
Willie L. Covington  
REGISTER OF DEEDS  
Durham County, NC  
2015 MAR 27 04:42:43 PM  
BK:7671 PG:691-695  
DEED  
FEE: \$26.00  
EXCISE TAX: \$600.00  
INSTRUMENT # 2015008744  
SCEARNEL



2015008744

**GENERAL WARRANTY DEED**

Prepared by: Charles A. Reinhardt, Jr., Reinhardt Law Offices, PLLC  
Mail to: Grantee, 3639 Old Chapel Hill Road, Durham, NC 27707-3616  
Excise Tax: \$600.00

**NORTH CAROLINA, DURHAM COUNTY**

This General Warranty Deed, made and entered into this the 27<sup>th</sup> day of March, 2015, by and between RUSSELL KEITH BROOKS, Successor Trustee of the MARVIN BROOKS REVOCABLE LIVING TRUST dated April 20, 2006, Grantor, and WESTMINSTER PRESBYTERIAN CHURCH, DURHAM, NORTH CAROLINA PRESBYTERIAN CHURCH, U.S.A., Grantee, the address of which is 3639 Old Chapel Hill Road, Durham, NC 27707-3616.

**W-I-T-N-E-S-S-E-T-H**

THAT the Grantor by these presents, in consideration of the sum of a purchase price of Three Hundred Thousand Dollars (\$300,000), the receipt and sufficiency of which is hereby acknowledged, does hereby grant and convey unto the Grantee, and to its successors and assigns, all of Grantor's right, title and interest in and to that parcel of land situated in Durham County, North Carolina, more particularly described as follows:

**3615-3619 Old Chapel Hill Road**

**Durham County Tax Parcel ID 122658 and 122659**

**(former Tax Parcel ID 252-03-020 and 252-03-021)**

**Durham County GIS PIN No. 0810-14-32-9748 and 0810-14-33-8099**

(a) 3615 Old Chapel Hill Road: BEGINNING at a stake on the southern side of Old Chapel Hill Road, said stake being the northwestern corner of Alexander, Grid Coordinates N:803,248.99, E:2,014,064.25; thence from the BEGINNING stake so situated, along and with the southern side of Old Chapel Hill Road, along an arc having a radius of 908.88 feet, an arc distance of 132.12 feet to a stake (chord bearing South 72° 56' 24" West, chord distance 132.00 feet) to an iron pin, being the northeastern corner of Subparcel (b), 3619 Old Chapel Hill Road, as described below; thence with the lines of said Subparcel (b) the following two (2) calls: South 02° 16' 23" East 215.00 feet to an iron pin, and South 76° 28' 47" West 106.32 feet to an iron pin, the southwestern corner of said Subparcel (b) in the line of Westminster Presbyterian Church; thence with the eastern line of Westminster Presbyterian Church, South 01° 53' 37" West 795.07 feet to a stake; northwestern corner of Carr; thence with the northern line of Carr, South 87° 59' 18" East 210.33 feet to a stake, Grid Coordinates N:802,168.56, E: 2,014,027.15, the southwestern corner of Whitehurst in the line of Carr; thence with the western line of Whitehurst, and also the western line of Erwin and the western line of Alexander, North 01° 58' 01" East 1,081.06 feet to a stake on the southern side of Old Chapel Hill Road, the point and place of BEGINNING, containing 200,142.47 square feet (4.5946 acres), more or less, and being the easternmost parcel shown on an unrecorded survey entitled "Boundary Survey of 3615 and 3619 Old Chapel Hill Road, for Westminster Presbyterian Church, dated March 13, 2015, and drawn by Jeffrey P. Williams, Professional Land Surveyor of Coulter Jewel Thames," to which survey reference is hereby expressly made for a more particular description of same.

(b) 3619 Old Chapel Hill Road: BEGINNING at a stake on the southern side of Old Chapel Hill Road, a common corner with Westminster Presbyterian Church; thence with the eastern line of Westminster Presbyterian Church, South 01° 53' 37" West 200.00 feet to an iron pin, a corner with Subparcel (a) as described above; thence with the lines of said Subparcel (a) the following two (2) calls: North 76° 28' 47" East 106.32 feet to a stake and North 02° 16' 23" West 215.00 feet to an iron pin on the southern side of Old Chapel Hill Road, the northwestern corner of said Subparcel (a); thence with the southern side of Old Chapel Hill Road the following two (2) calls: in a westerly direction along an arc having a radius of 908.88 feet, an arc distance of 11.24 feet (chord bearing South 68° 25' 17" West, chord distance 11.24 feet) to a stake, and from there in a westerly direction, along an arc having a

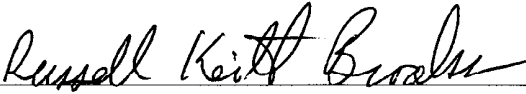
radius of 908.88 feet, an arc distance of 85.60 feet (chord bearing South 65° 22' 09" West, chord distance 85.57 feet) to a stake, the point and place of BEGINNING, containing 19,979.84 square feet (0.4587 acres), more or less, and being the northwesternmost parcel shown on an unrecorded survey entitled "Boundary Survey of 3615 and 3619 Old Chapel Hill Road, for Westminster Presbyterian Church, dated March 13, 2015, and drawn by Jeffrey P. Williams, Professional Land Surveyor of Coulter Jewel Thames," to which survey reference is hereby expressly made for a more particular description of same.

This property was a portion of that acreage conveyed to Morris D. Brooks and wife Ethel Brooks by deed recorded in Book 143 at page 168, Durham County Registry. The property described above was then conveyed by three separate deeds to Marvin R. Brooks and wife Ruth C. Brooks, the three deeds being recorded in Book 172 at page 146, Book 275 at page 504 and Book 408 at page 587, Durham County Registry. The deed recorded in Book 408 at page 587, Durham County Registry, reserved a life estate to Morris D. Brooks and wife Ethel Brooks. Ethel H. Brooks died on February 12, 1975, and Morris D. Brooks died on July 5, 1986, vesting full title to the property described in Book 408 at page 587 in Marvin R. Brooks and wife Ruth C. Brooks. Ruth C. Brooks died on February 21, 2005, vesting full fee simple title in Marvin R. Brooks in all three parcels. On April 20, 2006, Marvin R. Brooks created the Marvin Brooks Revocable Living Trust, appointing himself as Trustee, with Russell Keith Brooks being named as the Successor Trustee. Article Four (A)(1) of the trust granted full power to the Trustee and Successor Trustee to "sell, convey, pledge, mortgage, lease, manage, operate, control, transfer title, divide, convert, or allot the trust property, including real and personal property..." By deeds recorded in Book 5185 at page 134, Book 5185 at page 138 and Book 5185 at page 142, Durham County Registry, Marvin R. Brooks conveyed the property described above to Marvin R. Brooks, as Trustee of the Marvin Brooks Revocable Living Trust dated April 20, 2006. Marvin R. Brooks died on December 31, 2007, immediately vesting full Trustee powers in Russell Keith Brooks as Successor Trustee.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above-described property, and all privileges and appurtenances thereunto belonging, to the said Grantee, and to its successors and assigns forever.

And the said Grantor, for Grantor and for his heirs, successors and assigns, covenants with the Grantee, its successors and assigns, that Grantor is seized of said property in fee, and has the right to convey said property in fee simple; that said property is free from encumbrances except as may appear of record; and that Grantor will warrant and defend the title to said interest against the claims of all persons whomsoever.


IN TESTIMONY WHEREOF, the said Grantor has hereunto set his hand and adopted seal, the day and year first above written.

 (SEAL)  
Russell Keith Brooks, Trustee of the Marvin Brooks  
Revocable Living Trust dated April 20, 2006

NORTH CAROLINA, COUNTY OF DURHAM

I, a Notary Public, do hereby certify that Russell Keith Brooks, as Trustee of the Marvin Brooks Revocable Living Trust dated April 20, 2006, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, the 27<sup>th</sup> day of March, 2015.

  
Notary Public Karen H Davis

My commission expires: 7-2-2017

