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20161229000273980 DEED
Bk:RB6243 Pg:580
12/29/2016 12:44:25 PM 1/5

FILED Mark Chilton
Register of Deeds, Orange Co., NC
Recording Fee: \$26.00
NC Real Estate TX: \$490.00

RC

Excise Tax \$490.00

PINs 0806-69-5986 and 0806-79-8023 *MAB*

Prepared by Kennon Craver, PLLC, P.O. Box 51579, Durham, NC 27717-1579
Return to Grantee

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED is made this day 23rd day of December, 2016, by and between:

GRANTOR: WILLIAM BOYCE BYERLY and wife, JACQUELINE SOULE BYERLY (a/k/a JACQUELINE SPRAGENS SOULE)
Address: 829 Sandlewood Dr.
Durham, NC 27712

and

INGRID BIANCA BYERLY (unmarried)
Address: 2954 Doe Trail
Hillsborough, NC 27278

GRANTEE: TRIANGLE LAND CONSERVANCY, a North Carolina nonprofit corporation
Address: 514 S. Duke St.
Durham, NC 27701

(The designation of Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by the context.)

WITNESSETH: THE GRANTOR, for a valuable consideration paid by the Grantee, the sufficiency and 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 real property, lying and being in Orange County, North Carolina, and being more particularly described as follows (and hereinafter being referred to as the "Property"):

See Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property 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 Property in fee simple, has the right to convey the same in fee simple, that the 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 following exceptions and covenants and restrictions: ad valorem taxes and assessments for 2017; matters shown on plats recorded in Plat Book submitted electronically by "Kennon Craver, PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Orange County Register of Deeds.

84, Page 178 and Plat Book 85, Page 195, Orange County Registry; Private Road Maintenance Agreement recorded in Book 2122, Page 124; zoning ordinances; and, matters that would be disclosed by a current and accurate survey of the Property.

All or a portion of the Property does not include the primary residence of Grantor.

Grantor Jacqueline Soule Byerly signs this deed solely to release any inchoate marital interest in the Property she may have, and makes no representation or warranty as to title of any kind, either express or implied.

[signature and acknowledgement pages follow]



IN WITNESS WHEREOF, Grantor has caused this instrument to be executed the day and year first above written.

Grantor:

[Signature] (Seal)
William Boyce Byerly

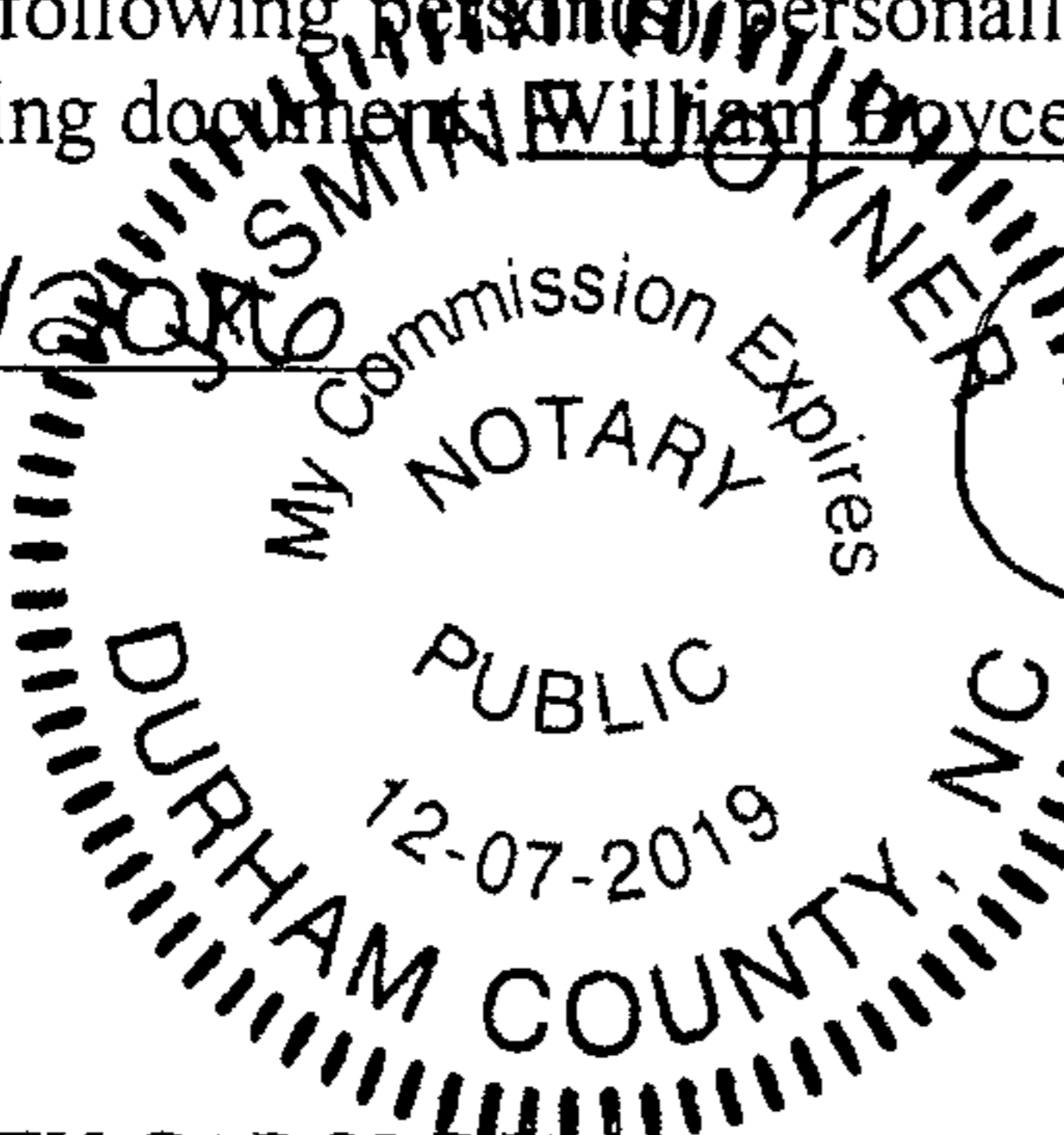
[Signature] (Seal)
Jaqueline Soule Byerly
(a/k/a Jacqueline Spragens Soule)

Jaqueline
JB

STATE OF NORTH CAROLINA
COUNTY OF Durham

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: William Boyce Byerly.

Date: 12/23/2016



[Signature]
Notary Public

Print Name: Jasmine Joyner

My commission expires: 12-07-2019

[Official Seal]

STATE OF NORTH CAROLINA
COUNTY OF Durham

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Jaqueline Soule Byerly.

Date: 12/23/2016

Jacqueline [Signature]

[Signature]
Notary Public


Print Name: Jasmine Joyner

My commission expires: 12-07-2019

[Official Seal]



Grantor:

 (Seal)
Ingrid Bianca Byerly

STATE OF NORTH CAROLINA
COUNTY OF Durham

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Ingrid Bianca Byerly.

Date: 12/21/16


Notary Public

Print Name: William A. Anderson III

My commission expires: 2/2/19

[Official Seal]

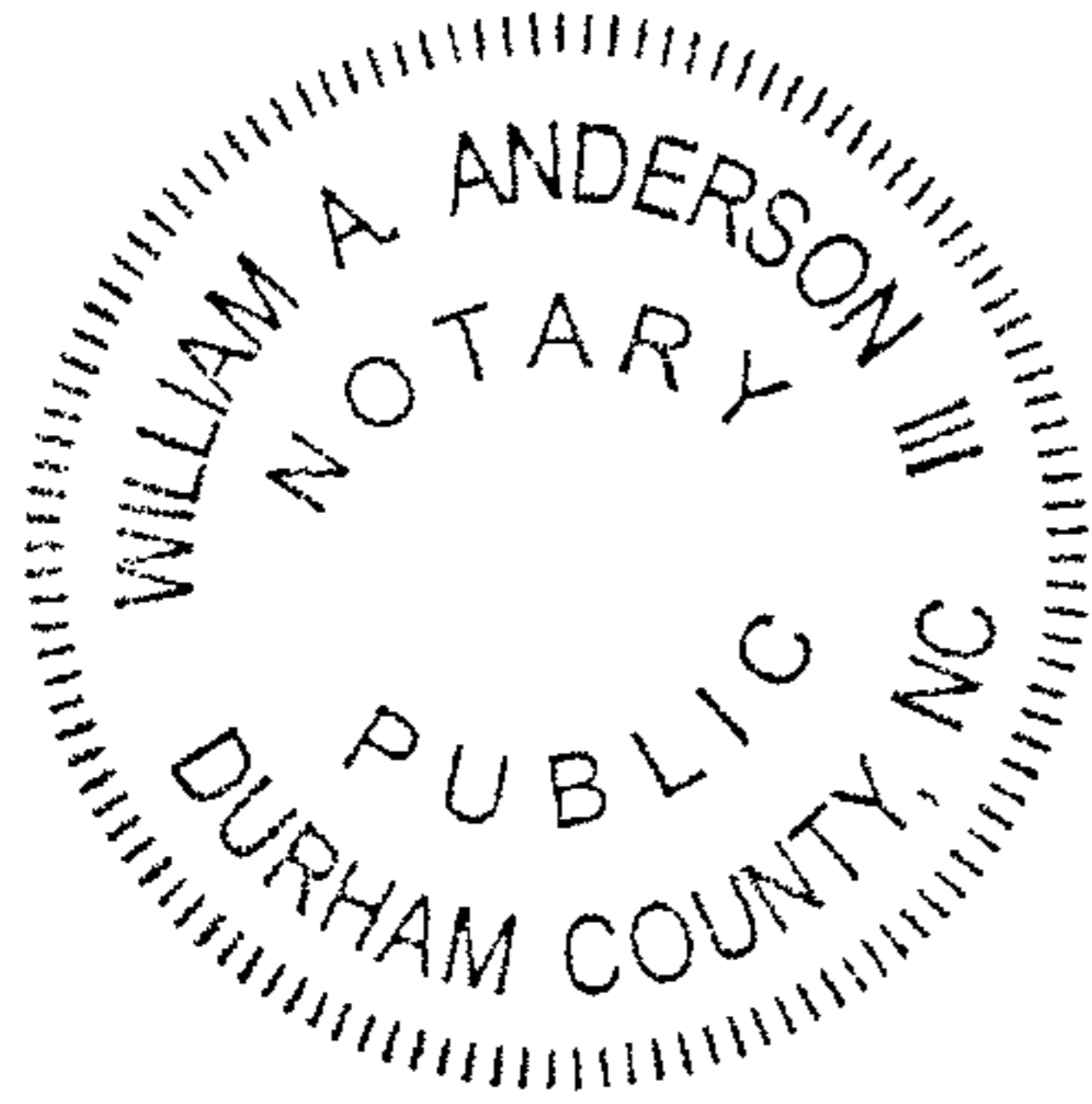


EXHIBIT A

Lot 3 (PIN 0806-69-5986)

BEING all of Lot 3 of the Glen H. Tellefsen Property, containing 21.1877 acres, as shown on plat recorded in Plat Book 85, Page 195, Orange County Registry;

TOGETHER WITH the rights and obligations conferred and imposed by that certain Private Road Maintenance Agreement recorded in Book 2122, Page 124, Orange County Registry.

Lot 5 (PIN 0806-79-8023)

BEING all of Lot 5 of the Glen H. Tellefsen Property, containing 18.0418 acres, as shown on plat recorded in Plat Book 85, Page 195, Orange County Registry.

