

WAKE COUNTY, NC 178
CHARLES P. GILLIAM
REGISTER OF DEEDS
PRESENTED & RECORDED ON
08/31/2017 16:15:38
STATE OF NC REAL ESTATE
EXCISE TAX: \$14,400.00
BOOK:016896 PAGE:01417 - 01421

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$14,400.00

Parcel Identifier No. 0735478579 Verified by _____ County on the ____ day of _____, 20__
By:

Mail/Box to:

This instrument was prepared by: Kennon Craver, PLLC (without benefit of title examination)

Brief description for the Index: 19.8295 acres - BM 1971 Page 438 & 9/10 acre - NF Nutt

THIS DEED made this 31st day of August, 2017, by and between

GRANTOR	GRANTEE
DORIS N. SEARS (widow)	LG Cary ATC Land, LLC
VICKIE DENISE SEARS RYALS and husband, CHARLES L. RYALS	3500 Maple Avenue, Suite 1600 Dallas, TX 75219
STEPHANIE ANN SEARS YATES and husband, WOODY H. YATES	
106 Glen Abbey Drive Cary, NC 27513	

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 parcel of land located in Wake County, North Carolina and more particularly described as follows:

Tract One: BEGINNING at an iron stake on the western side of Highway # 55, said stake being in the line of W.E. Nutt, and running thence westward 200 feet to an iron stake and pointers; thence northward 200 feet to an iron stake pointers; thence easterwardly 200 feet to an iron stake in the right-of-way of Highway # 55; thence along and with the said right-of-way of Highway # 55 200 feet to the

point of beginning and containing 9/10 of an acre, more or less, and being a portion of the N.F. Nutt homeplace tract.

Tract Two: BEING all of Tract 2, containing 19.829 acres, designated as the Doris N. Sears Tract of the Gladys Nutt Heirs Property, as recorded in Book of Maps 1971 Page 438, Wake County Registry.

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

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

1. Taxes or assessments for the year 2017, and subsequent years, not yet due or payable.
2. Building restriction lines, easements, and any other matters shown on map or plat recorded in Book of Maps 1971 Page 438, Wake County Registry.
3. Easements or rights of way in favor of Carolina Power and Light Company recorded in Book 1047 Page 315, Book 576 Page 203, Book 813 Page 125 and Book 1047 Page 282, Wake County Registry.
4. Easements or rights of way in favor of the North Carolina Department of Transportation recorded in Book 9732 Page 2728, Wake County Registry.
5. Easements or rights of way in favor of the North Carolina State Highway Commission recorded in Book 1526 Page 499 and Book 1540 Page 798, Wake County Registry.
6. Easements or rights of way in favor of Eaves & Howard Land Co. recorded in Book 3075 Page 803, Wake County Registry.
7. Easements or rights of way in favor of Grantor, Alston Village Apartments, LLC or Alston TC I, LLC recorded in Book 16347 Page 1997, Wake County Registry.
8. Rights or claims under that certain Ordinance Annexing Lands Contiguous to the Municipal Boundaries of the Town of Cary recorded in Book 16818 Page 2762, Wake County Registry.

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

Doris N. Sears (SEAL)
Doris N. Sears

Vickie Denise Sears Ryals (SEAL)
Vickie Denise Sears Ryals

Charles L. Ryals (SEAL)
Charles L. Ryals

Stephanie Ann Sears Yates (SEAL)
Stephanie Ann Sears Yates

Woody H. Yates (SEAL)
Woody H. Yates

STATE OF North Carolina

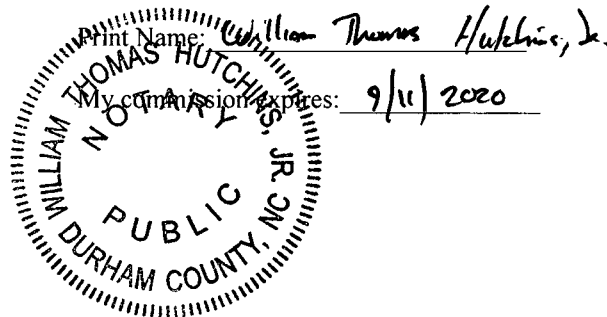
COUNTY OF Durham

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document: **Doris N. Sears**

Date: 8/31/2017

William Thomas Hutchins, Jr.
Notary Public

[Official Seal]



STATE OF North Carolina

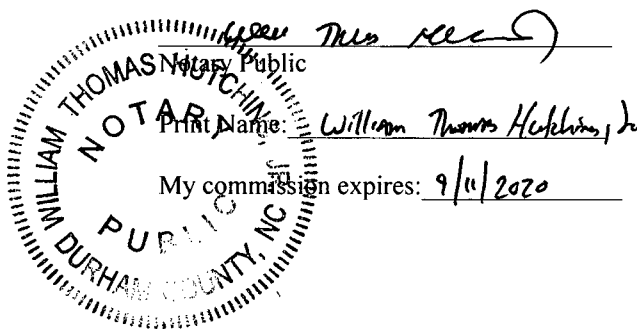
COUNTY OF Durham

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document: **Vickie Denise Sears Ryals and Charles L. Ryals**

Date: 8/31/2017

William Thomas Hutchins, Jr.
Notary Public

[Official Seal]



STATE OF North Carolina

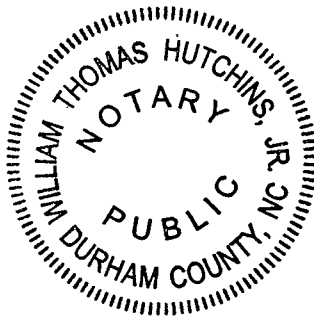
COUNTY OF Durham

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document: **Stephanie Ann Sears Yates and Woody H. Yates**

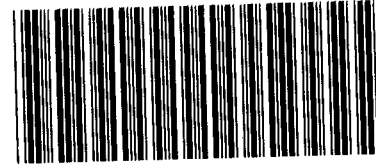
Date: 8/31/2017

William Thomas Hutchins, Jr.
Notary Public

[Official Seal]



Print Name: William Thomas Hutchins, Jr.
My commission expires: 9/11/2020



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Please retain yellow trailer page

It is part of the recorded document and must be submitted with the original for re-recording.

**Charles P. Gilliam
Register of Deeds**

Wake County Justice Center
300 South Salisbury Street, Suite 1700
Raleigh, NC 27601

New Time Stamp

\$25 Non-Standard Fee

Additional Document Fee

Additional Reference Fee

This Customer Group

_____ # of Excessive Entities

_____ # of Time Stamps Needed

This Document

5 # of Pages ✓