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20150130000019390 DEED  
Bk:RB5901 Pg:305  
01/30/2015 01:07:35 PM 1/4

DM

FILED Mark Chilton  
Register of Deeds, Orange Co, NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$233.00

LC

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 233.00

Parcel Identifier No.: 9861-75-5602 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/ Box to: Grantee:  
This instrument was prepared by: Kendall H. Page (KMS)

Brief Description for the Index: 49 acres +/-, OAK LEAF LANE, Chapel Hill, NC

THIS DEED made this 29 day of January, 2015, by and between

| GRANTOR   | GRANTEE  |
|---|--|
| <p><b>J. GRAY McALLISTER, III</b><br/>(who acquired title as J. Gray McAllister)<br/>and wife, <b>SUSAN M. McALLISTER</b></p> <p>521 East Jones St.<br/>Raleigh, NC 27601</p> | <p><b>SHARON KAPELUK, unmarried</b></p> <p>3929 Red Hawk Road<br/>Hillsborough, NC 27278</p> |

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 Orange County, North Carolina and more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO**

Above described property \_\_\_ was or X was not the primary residence of Grantor(s).

Submitted electronically by "Kendall H. Page, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Orange County Register of Deeds.



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 claim of all persons whomever. Title to the property hereinabove described is subject to the following exceptions: including, but not limited to: 1) any and all restrictions, easements and/or rights of way of record, if any; 2) 2015 taxes.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written. By executing this Deed, the Grantor acknowledges that this document has been prepared solely for the transfer of title from the Grantor to the Grantee. Furthermore, Grantor acknowledges that it is not being represented by the preparer of this document in the closing of this sale.

*J. Gray McAllister III* by  
*Susan M. McAllister,*  
*attorney-in-fact* (SEAL)  
J. GRAY McALLISTER, III,  
By Susan M. McAllister, his attorney-in-fact

*Susan M. McAllister* (SEAL)  
SUSAN M. McALLISTER

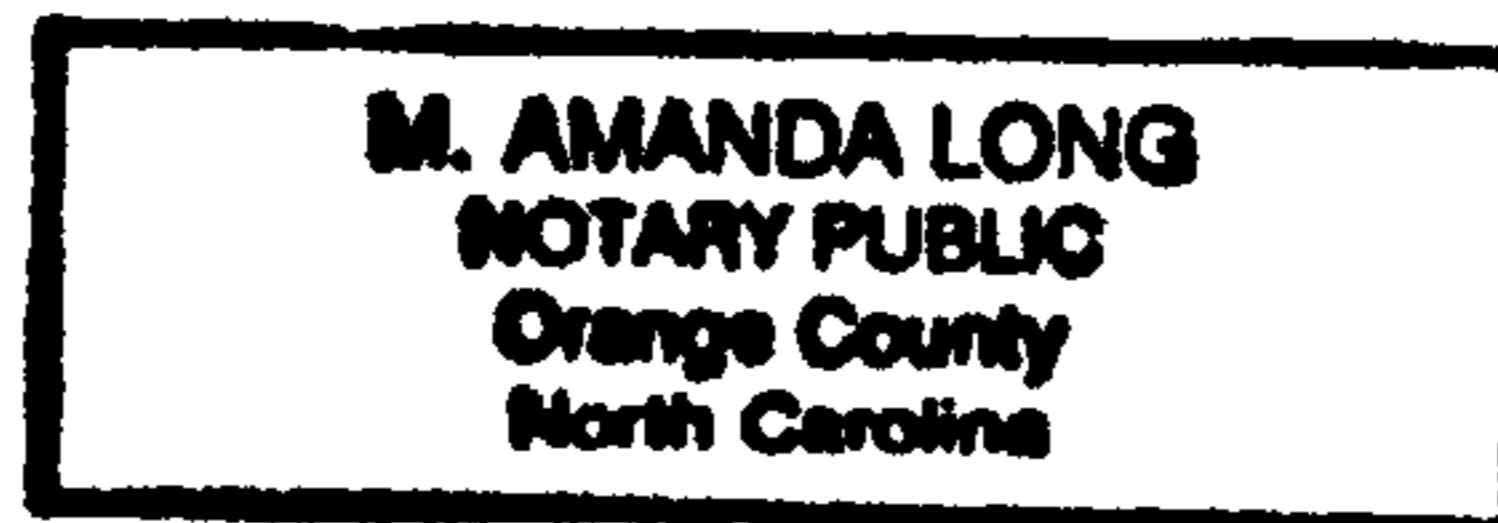
State of NC - County of ORANGE

I, the undersigned Notary Public of the County and State aforesaid, certify that **SUSAN M. McALLISTER**, 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 29<sup>th</sup> day of January, 2015.

My Commission Expires: 4-24-2016

*M. Amanda Long*  
Notary Public

**(Place Stamp/Seal  
to the right hereof)**





STATE OF NORTH CAROLINA  
COUNTY OF ORANGE

I, M. Amanda Long, a Notary Public of said County and State, do hereby certify that SUSAN M. McALLISTER, Attorney in Fact for J. GRAY McALLISTER, III, personally appeared before me this day and being by me duly sworn, says that he/she executed the foregoing instrument for and on behalf of J. GRAY McALLISTER, III, and that his/her authority to execute said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds of Wake County on the 23rd day of December, 1997, in Book 7820, Page 365, and that this instrument was executed under and by virtue of the authority given by said instrument granting him/her power of attorney, that the said SUSAN M. McALLISTER, acknowledged the due execution of the foregoing instrument for the purposes therein expressed for and on behalf of the said J. GRAY McALLISTER, III.

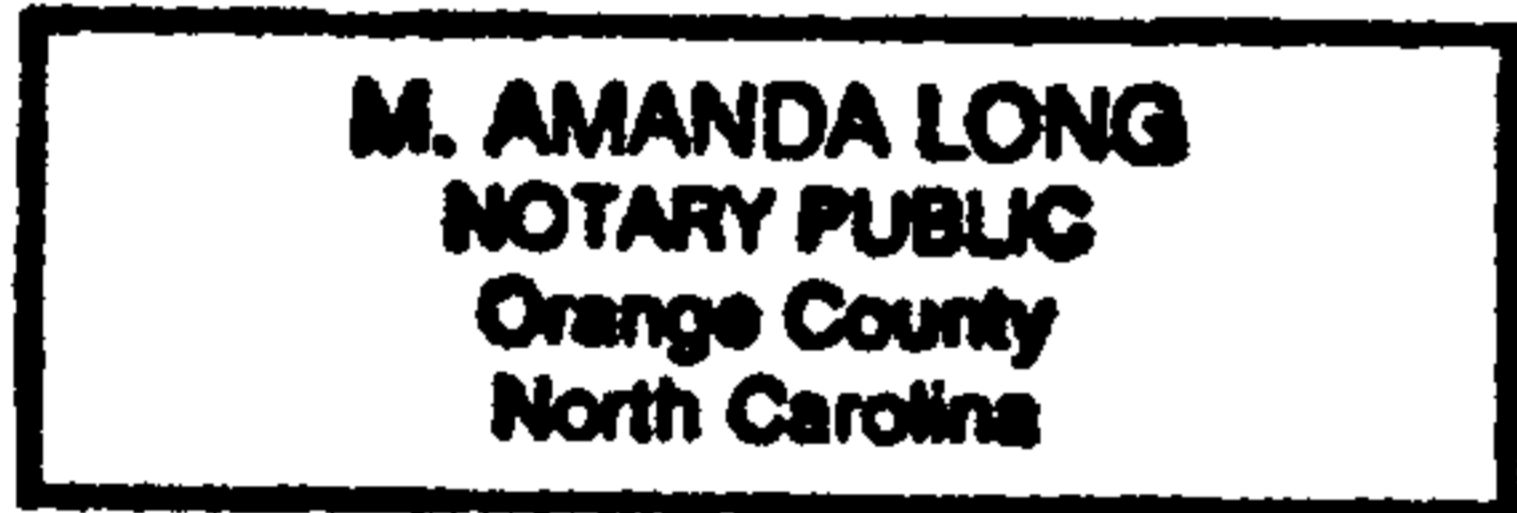
Witness my hand and notarial seal, this the 29<sup>th</sup> day of January, 2015.

M. Amanda Long  
Notary Public

My commission expires:

4-24-2016

STAMP/SEAL



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The foregoing Certificate(s) of \_\_\_\_\_ is/ are certified to be correct.  
This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.  
\_\_\_\_\_  
Register of Deeds for \_\_\_\_\_ County  
By: \_\_\_\_\_ Deputy/ Assistant – Register of Deeds



**EXHIBIT "A"**

BEGINNING at an iron in the line of John W. Gates, Kenneth Mann's Southeast corner, running thence with the Eastern line of Mann and then Casil North 00 degrees 39 minutes 08 seconds East 1,905.28 feet to an iron; running thence with the Southern line of Casil's "Second Tract" South 88 degrees 21 minutes 57 seconds East 1,166.41 feet to an iron; running thence South 01 degrees 38 minutes 03 seconds West 680.30 feet to an iron; running thence North 84 degrees 57 minutes 43 seconds West 552.95 feet to an iron; running thence south 03 degrees 19 minutes 54 seconds West 264 feet to an iron; running thence North 81 degrees 22 minutes 11 seconds East 356.40 feet to a rock in an old road; running thence with the Western line of the Henry Johnson Neville Heirs Property South 03 degrees 04 minutes 29 seconds West 1,841.50 feet to a rock in a branch; running thence North 85 degrees 47 minutes 57 seconds West 375.25 feet to an iron; running thence with Gates' Eastern line North 03 degrees 36 minutes 20 seconds East 745.99 feet to an iron; running thence with Gates' Northern line North 85 degrees 57 minutes 53 seconds West 378.39 feet to an iron; running thence with Gates' Northern line North 86 degrees 15 minutes 38 seconds West 151.20 feet to an iron, the point and place of BEGINNING. This parcel contains 49.04 acres, more or less. Further reference is made (1) to the Survey entitled "Property of Robert Davis Heirs" prepared by Freehold Land Surveys, Inc. dated September 17, 1982; and (2) to the Deeds recorded at Book 228, page 912; Book 54, Page 508; Book 50, Page 65; and Book 52, Page 437, all of the Orange County Registry.