

WAKE COUNTY, NC 175
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
12/19/2016 15:48:15
STATE OF NC REAL ESTATE
EXCISE TAX: \$5,811.00
BOOK:016642 PAGE:02032 - 02036

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$5,811

Parcel Identifier No. 0039123, 0039121, 0039122 Verified by _____ County on the ____ day of December, 2016
By: _____

Mail/Box to: Lynch & Eatman, LLP, P.O. Box 30515, Raleigh, NC 27622

This instrument was prepared by: Lynch & Eatman, LLP

Brief description for the Index: 304 West Johnson St., 501 North Dawson Street, 517 Capital Boulevard

THIS DEED made this 15 day of December, 2016, by and between

GRANTOR

ARCHIE D. KING, unmarried
4750 US Highway 301
Halifax, NC 27839
and WILLIAM P. KING
and wife, SANDRA MARILYN POOLE
1024 Ravenwood Drive
Raleigh, NC 27606

GRANTEE

CHAUCER INVESTMENTS, LLC
a North Carolina limited liability company
3111 Glenwood Avenue
Raleigh, North Carolina 27612

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 Raleigh, Wake County, North Carolina and more particularly described as follows:

All of that property as described on attached Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 16552, Page 1906.

All or a portion of the property herein conveyed includes or 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 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: all easements, restrictions and rights of way of record and the lien of 2016 ad valorem taxes.

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

Archie D King (SEAL)
ARCHIE D. KING

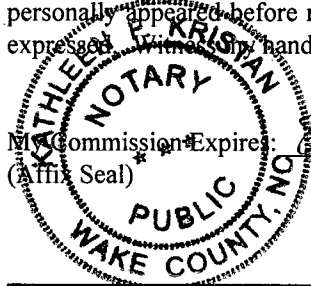
William P King (SEAL)
WILLIAM P. KING

Sandra Marilyn Poole (SEAL)
SANDRA MARILYN POOLE

State of North Carolina - County of Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that Archie D. King, unmarried 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 15 day of December, 2016.

My Commission Expires: 8.24.2020
(Affix Seal)

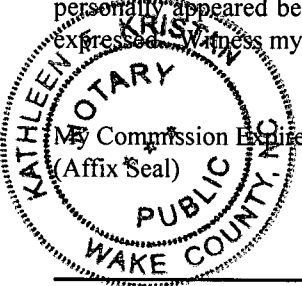


Kathleen F. Kristan
Kathleen F. Kristan Notary Public
Notary's Printed or Typed Name

State of North Carolina - County of Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that William P. King, married 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 15 day of December, 2016.

My Commission Expires: 8.24.2020
(Affix Seal)



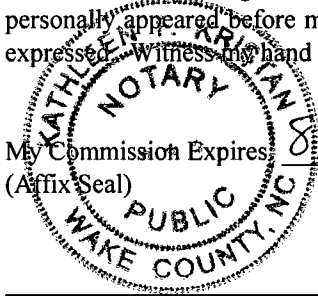
Kathleen F. Kristan
Kathleen F. Kristan Notary Public
Notary's Printed or Typed Name

State of North Carolina - County of Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that Sandra Marilyn Poole, married 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 5 day of December, 2016.

My Commission Expires
(Affix Seal)

8.24.2020



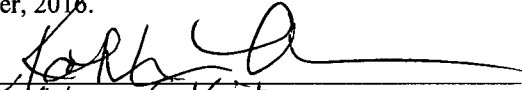
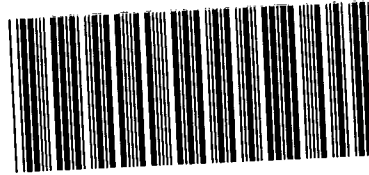

Kathleen F. Unstar Notary Public
Notary's Printed or Typed Name

EXHIBIT A**LEGAL DESCRIPTION**

BEGINNING at a point, said point being located north of a point in the intersection of West Johnson Street and Capital Boulevard two courses and distances as follows: (1) along the western boundary line of the right-of-way of Capital Boulevard north 02 degrees 51 minutes 35 seconds east 97.10 feet to a point; and (2) south 87 degrees 08 minutes 25 seconds east 5.13 feet to said point; running thence along a chord bearing north 03 degrees 28 minutes 14 seconds west for a chord length of 110.55 feet to a point in the southern boundary line of the property now or formerly owned by Margie Marie Fuller; running thence with the southern boundary line of the property now or formerly owned by Margie Marie Fuller for the following courses and distances: north 86 degrees 48 minutes 03 seconds west 24.62 feet; north 02 degrees 37 minutes 29 seconds east 1.16 feet; north 87 degrees 22 minutes 31 seconds west 29.93 feet; south 02 degrees 37 minutes 29 seconds west .86 feet; and north 86 degrees 48 minutes 03 seconds west 99.12 feet to a point in the eastern boundary line of the property now or formerly owned by Mann Family Properties of Raleigh, LLC, and running thence with the eastern boundary line of the property now or formerly owned by Mann Family Properties of Raleigh, LLC south 03 degrees 39 minutes 37 seconds west 91.04 feet to a point in the northern boundary line of the property now or formerly owned by Hester & Hester, and running thence from said point south 87 degrees 20 minutes 08 seconds east 21.77 feet to a point in the north east corner of the boundary of the property now or formerly owned by Hester & Hester, and running thence with the eastern boundary line of the property now or formerly owned by Hester & Hester south 02 degrees 21 minutes 35 seconds west 69.56 feet to a point; running thence from said point south 87 degrees 13 minutes 33 seconds east 78.28 feet to a point; thence north 64 degrees 27 minutes 18 seconds east 22.61 feet to a point; thence north 64 degrees 27 minutes 18 seconds east 55.17 feet to a point; thence along a chord bearing north 05 degrees 51 minutes 58 seconds west for a chord length of 12.76 feet to the point and place of BEGINNING; all as shown on a map entitled "Exhibit of King Properties" dated December 12, 2016, and prepared by WithersRavenel.



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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

Laura M. Riddick
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 ✓