

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
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DEED

Submitted electronically by Andrew S. Martin, Attorney, in compliance with North Carolina statutes governing recordable documents and the terms of the Submitter Agreement with the Durham County Register of Deeds. GS 47-14 (a 1) (5).

Prepared by: Homa J. Freeman, Jr.

Mail to: *Grantee*
Parcel No. 140155 Excise Tax: \$1,409.00

STATE OF NORTH CAROLINA

DEED

COUNTY OF DURHAM

THIS DEED made and entered into this the 5th day of July 2017, by and between MARION H. HUANG, individually and as Administratrix of the Estate of Yang Lin Wen-jin and spouse, ANDREW T. HUANG; MAY YANG CUCKSON and spouse, ROBERT CUCKSON; and MARK C. L. YANG (Single), ("Grantors") and

XIAOXIA REN, whose address is: 102 Keating Place, Cary, North Carolina 27518("Grantees").

WITNESSETH:

WHEREAS, by Deed dated October 2, 1972 and recorded on October 4, 1972 in Book 394 at Page 375 of the Durham County Registry, the real estate described herein (the "Property") was conveyed to Marion H. Huang and Yang Lee Kung Ping as equal tenants in common; and

WHEREAS, Yang Lee Kung Ping (aka Kung Ping Yang Lee) died intestate in Taiwan on June 9, 2006, leaving, surviving him as his sole heirs at law, his spouse, Yang Lin Wen-jin and his children, Marion H. Huang, Mark C. L. Yang and May Yang Cuckson; and

WHEREAS, Yang Lin Wen-jin died intestate in Taiwan on January 14, 2017, leaving, surviving her as her sole heirs at law, her children, Marion H. Huang, Mark C. L. Yang and May Yang Cuckson; and

WHEREAS, Marion H. Huang, owning a one-half (1/2) undivided interest in the Property and Marion H. Huang, May Yang Cuckson and Mark C. L. Yang, the sole heirs at law of Yang Lee Kung Ping (aka Kung Ping Yang Lee) and Yang Lin Wen-jin, owning of a one-half (1/2) undivided interest in the Property, are now the owners of the Property with the legal right to make this conveyance; and