

NORTH CAROLINA GENERAL WARRANTY DEED

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Excise Tax: \$ 3,130.00

Parcel Identifier No. out of 20676 Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: GRANTEE

This Instrument was prepared by a licensed North Carolina Attorney : Kimberly P. Thomas, 343 S. White Street, Wake Forest, NC, 27587

Without Benefit of Title Examination or Tax Advice. Brief description for the Index: 63.074 acre tract

THIS DEED made this September 21, 2022, by and between

GRANTOR	GRANTEE
Charles B. Ray, an unmarried man and Gerald Ray, an unmarried man and Charles Lester Harrison, an unmarried man and Brenda Ray Barbee, an unmarried woman and Steven Shane Ray, an unmarried man	Triangle Land Conservancy 514 S. Duke St. Durham, NC 27701
All Grantors convey 100% of their interest in the described property.	

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, parcel of land or condominium unit situated in the City of Wake Forest, Wake County, North Carolina and more particularly described as follows:

BEING all of Tract 2 containing 63.074 acres as shown on plat entitled "Exempt Recombination Plat: Plat 1 and 2 Ray Land", a copy of which is recorded in Book of Maps 2022, Page 1809-1810, Wake County Registry.

Submitted electronically by "Nicholls & Crampton, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 12315, Page 1470; Book 11267, Page 2200; Book 10621, Page 2099, Book 10055, Page 409; Book 9247, Page 920; Book 9026, Page 2125; 17E1434 Estate of Geraldine C. Elliott, Wake County Registry.

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

A map showing the above described property is recorded in 4/20/22, Per 12/14/21 Wake County Registry.

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 claims of all persons whomsoever, other than the following exceptions:

1. Subject to current year ad valorem taxes.
2. Subject to Easements and Restrictions of record which may include an obligation to pay assessments.

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

Charles B. Ray
Charles B. Ray

Gerald Ray by Anna Carter Ray Attorney in fact
Gerald Ray by Anna Carter Ray, Attorney-In-Fact

Charles Lester Harrison by Glenn Ray Harrison Attorney in fact
Charles Lester Harrison by Glenn Ray Harrison, Attorney-In-Fact

Brenda Ray Barbee
Brenda Ray Barbee

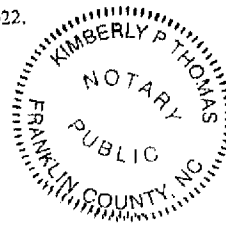
STATE OF NORTH CAROLINA

COUNTY OF Wake

I, Kimberly P. Thomas, a Notary Public, do hereby certify that Charles B. Ray personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 5th day of October, 2022.

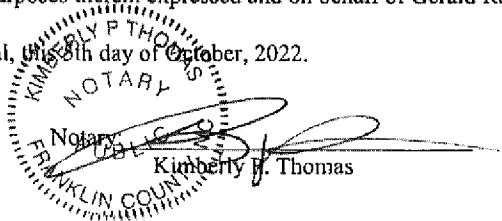
[Signature]
Notary Public
My Commission Expires: 6/30/2026



STATE OF NORTH CAROLINA
COUNTY OF FRANKLIN

I, Kimberly P. Thomas, a Notary Public of the County of Franklin, State of North Carolina, do hereby certify that Anna Carter Ray, Attorney in Fact for Gerald Ray, personally appeared before me this day and being by me duly sworn, says that she executed the foregoing and annexed instrument on behalf of Gerald Ray, and that her authority to execute and acknowledge said instrument is contained in that certain instrument duly executed, acknowledged and recorded in the office of the Register of Deeds of Wake County, North Carolina, in Book 19166, Page 2150, and that this instrument was executed under and by virtue of the authority given by said instrument granting her Power of Attorney; that the said Anna Carter Ray acknowledged the due execution of the foregoing instrument for the purposes therein expressed and on behalf of Gerald Ray.

Witness my hand and official notary seal, this 5th day of October, 2022.

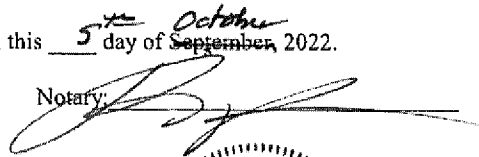


My commission expires: June 30, 2026

STATE OF NORTH CAROLINA
COUNTY OF Wake

I, Kimberly P. Thomas, a Notary Public of the County of Franklin, State of North Carolina, do hereby certify that Glenn Ray Harrison, Attorney in Fact for Charles Lester Harrison, personally appeared before me this day and being by me duly sworn, says that he executed the foregoing and annexed instrument on behalf of Charles Lester Harrison, and that his authority to execute and acknowledge said instrument is contained in that certain instrument duly executed, acknowledged and recorded in the office of the Register of Deeds of Wake County, North Carolina, in Book 16821, Page 2560, and that this instrument was executed under and by virtue of the authority given by said instrument granting him Power of Attorney; that the said Glenn Ray Harrison acknowledged the due execution of the foregoing instrument for the purposes therein expressed and on behalf of Charles Lester Harrison.

Witness my hand and official notary seal, this 5th day of October, 2022.



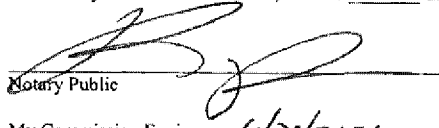
My commission expires: 6/30/2026

STATE OF NORTH CAROLINA

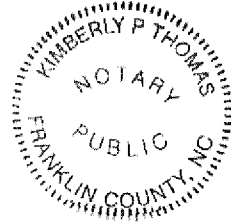
COUNTY OF Wake

I, Kimberly P. Thomas, a Notary Public, do hereby certify that Brenda Ray Barbee personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 5th day of October, 2022.


Notary Public

My Commission Expires: 10/30/2024



The property hereinabove described was acquired by Grantor by instrument recorded in Book 12315, Page 1470; Book 11267, Page 2200; Book 10621, Page 2099, Book 10055, Page 409; Book 9247, Page 920; Book 9026, Page 2125; 17E1434 Estate of Geraldine C. Elliott, Wake County Registry.

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

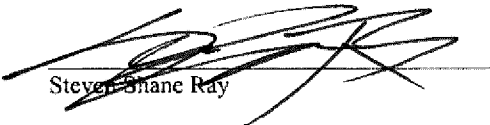
A map showing the above described property is recorded in BM 2022/1810, Wake County Registry.

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 claims of all persons whomsoever, other than the following exceptions:

- 3. Subject to current year ad valorem taxes.
- 4. Subject to Easements and Restrictions of record which may include an obligation to pay assessments.

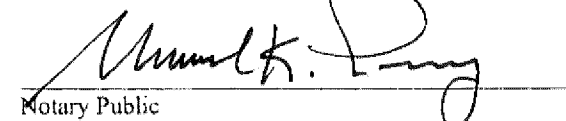
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written


 Steven Shane Ray

STATE OF NORTH CAROLINA
 COUNTY OF WAKE

I, Michael K. Perry, a Notary Public, do hereby certify that Steven Shane Ray personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 26 day of September, 2022.


 Notary Public

My Commission Expires: 11-13-2023

