

Submitted electronically by StephensonLaw, LLP in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$3,020.00

Real Estate ID No.: 0147979

Prepared by: StephensonLaw, LLP (WITHOUT TITLE EXAM)

Return to/Hold for: Grantee

Brief description for the Index: Lot 2 BM1985/1955

THIS DEED made this 6th day of April, 2022, by and between

<u>GRANTOR</u>	<u>GRANTEE</u>
<p>Carolyn G. Hicks, Executor of the Estate of Shelton Leo Barefoot</p> <p>3021 Oak Bridge Drive, Raleigh, NC 27610</p>	<p>MA Queen Properties, LLC, a North Carolina limited liability company</p> <p>127 Mockingbird Court Apex, NC 27523</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 Leesville Township, Raleigh, Wake County, North Carolina and more particularly described as follows:

BEING all of Lot No. 2 according to plat entitled "Proposed Lot Design for Shelton Barefoot Leesville Township Wake County North Carolina," dated October 13, 1985, prepared by Williams, Pearce & Assoc., P.A. Registered Land Surveyors Zebulon, North Carolina and recorded in Book of Maps 1985, Page 1955, Wake County Registry, North Carolina.

The property hereinabove described was acquired by Grantor by Will of Shelton Leo Barefoot (Wake County Estate File 21-E-4067). Also see instrument recorded in Book 3596, Page 47.

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

A map showing the above described property is recorded in Book of Maps 1985, Page 1955.

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 exceptions set forth on Exhibit A attached hereto and incorporated herein by this reference.

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

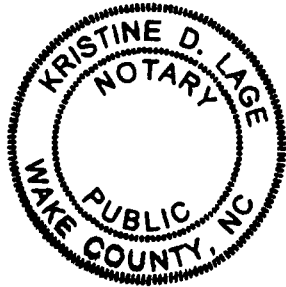
Carolyn G. Hicks
Carolyn G. Hicks, Executor of the Estate of Shelton Leo Barfoot

State of North Carolina - County of Wake

I, Kristine D. Lage, a Notary Public of the County and State aforesaid, certify that Carolyn G. Hicks, in her capacity as Executor of the Estate of Shelton Leo Barefoot, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal, this 6th day of April, 2022.

(Affix Seal)



Kristine D. Lage
Kristine D. Lage, Notary Public
My Commission Expires: 3/3/23

EXHIBIT A

Exceptions to title:

1. Taxes for the year 2022, which are a lien, but not yet due and payable, and all subsequent years.
2. Terms, provisions, covenants, conditions, easements, and restrictions as provided in instrument recorded in Book 3412, Page 201 and Book 3615, Page 263, and all recorded supplements and amendments thereto, Wake County Registry.
3. Easements and any other facts as shown on recorded map or plat recorded in Book of Maps 1985, Page 1955, Book of Maps 2009, Page 73; Book of Maps 1985, Page 980, and Book of Maps 2011, Page 610-615, Wake County Registry.
4. Right of Way of Barefoot Industrial Road to its full legal width.
5. Sanitary Sewer Easement recorded in Book 14413, Page 1165, Wake County Registry.
6. Pending sewer easement.
7. Matters shown on survey by Scalice Land Surveying dated April 5, 2022.