

For Registration Sharon A. Davis  
 Register of Deeds  
 Durham County, NC  
 Electronically Recorded  
 2018 Jul 24 04:27 PM NC Rev Stamp: \$ 145.00  
 Book: 8472 Page: 936 Fee: \$ 26.00  
 Instrument Number: 2018025691  
 DEED

Excise Tax: \$4,955.00-Wake County; and \$145.00-Durham County Recording Time, Book and Page  
 REID: 0116947 (Wake County) and 8164477 (Durham County)

After recording to: Grantee

This instrument was prepared by: Stephen D. Lowry, 8358-104 Six Forks Rd., Raleigh, NC 27615

Brief Description for the index: **Lot 4, BM 2001/44, Wake County Registry**

**NORTH CAROLINA GENERAL WARRANTY DEED**

*This Conveyance is insured by a title policy issued by Investors Title Insurance Company*  
 THIS DEED made this 24<sup>th</sup> day of July 2018 by and between

GRANTOR	GRANTEE
<p><b>Albert Truett Ray and spouse,                      Cynthia Johnson Ray                      And                      E. Ace Robbins, widowed                      And                      Albert Truett Ray, surviving Trustee of the                      Albert A. Ray Trust of the benefit of Ruth                      Ray</b></p> <p><b>12401 Old Creedmoor Rd.                      Raleigh, NC 27613</b></p> <p><b>_____ If Checked, the property subject to                      conveyance includes the primary residence of                      at least one of the Grantors, otherwise, note as                      N/A, (per NC GS105-317.2)</b></p>	<p><b>Papillon Park 2, LLC</b></p> <p><b><u>Property Address:</u>                      0 Old Creedmoor Rd.                      Raleigh, NC 27613</b></p> <p><b><u>Mailing Address:</u>                      8368-202 Six Forks Rd.                      Raleigh, NC 27615</b></p> <p><b>((to verify that your name(s), status and mailing                      address are correct, please initial _____))</b></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.

WHEREAS, a .8889 interest in the property described herein was conveyed to Albert Truett Ray and Bertita Robbins, as Co-Trustees of the Albert A. Ray Trust for the benefit of Ruth Ray by deeds recorded in Book 3090, Page 199, Durham County Registry and in Book 8918, Page 2184, Wake County Registry; and

WHEREAS, Bertita Robbins has passed away (See Estate File No. 14-E-3142, Wake County Clerk of Courts), and Albert Truett Ray became the sole surviving Trustee of the Trust; and

submitted electronically by "Lowry & Assoc"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Durham County Register of Deeds.

WHEREAS, Ruth Ray has passed away (See Estate File No. 08-E-2074, Wake County Clerk of Courts), and the terms of the Trust provided that the Trust was to terminate on her death, and the assets distributed to the beneficiaries of the Trust; and

WHEREAS, Albert Truett Ray and Bertita R. Robbins were the sole beneficiaries of the Trust, and, by virtue of the subsequent death of the said Bertita R. Robbins, her interest passed under her Will to her spouse, E. Ace Robbins, but no deed has been recorded reflecting such conveyances; and

WHEREAS, the remaining .1111 interest in the property described herein was conveyed to Ruth Ray by deeds recorded in Book 3090, Page 204, Durham County Registry, and Book 8918, Page 2188, Wake County Registry, and, upon her death, and the subsequent death of Bertita R. Robbins, that interest passed by operation of law in equal shares to Albert Truett Ray and E. Ace Robbins; and

WHEREAS, the surviving trustee of the Trust is a Grantor herein in his capacity as Trustee in order to convey any interest that the said Trust still has in the property described herein by virtue of the failure to record the deed to the beneficiaries of the Trust, but it is the intent of the parties that E. Ace Robbins and Albert Truett Ray are the actual and beneficial owners of all of said property in equal shares;

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 Wake and Durham Counties, North Carolina and more particularly described as follows:

**Being that tract of land containing 39.19 acres total, more or less (38.74 net acres, more or less), of which 36.25 acres, more or less, are located in Wake County and 2.94 acres, more or less, are located in Durham County, said tract of land identified as Lot 4 on that plat prepared by Thompson & Associates entitled "Subdivision and Recombination Plat, Albert A. Ray Estate" and dated 12/15/00, which plat is recorded in Book of Maps 2001, Page 44, 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. Subject to ad valorem taxes for the year 2018 and all subsequent years.
2. Subject to all easements, agreements, and rights of way of record.
3. Subject to restrictions of record, Wake and Durham County Registry.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

Albert Truett Ray  
Albert Truett Ray, individually, and  
As Surviving Trustee of the Albert A.  
Ray Trust for the benefit of Ruth Ray

Cynthia Johnson Ray  
Cynthia Johnson Ray

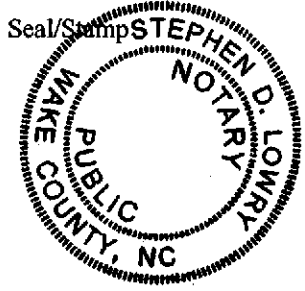
STATE OF NORTH CAROLINA  
COUNTY OF WAKE

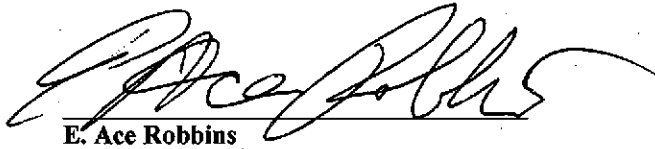
I, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **Cynthia Johnson Ray and Albert Truett Ray, both individually and as Trustee of the Albert A. Ray Trust for the benefit of Ruth Ray**

Witness my hand and official stamp or seal, this the 24 day of July, 2018.

Stephen D. Lowry  
Notary Public

My commission expires: 6/22/23



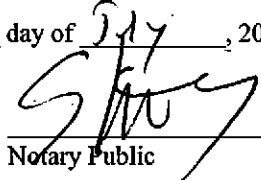


E. Ace Robbins

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

I, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **E. Ace Robbins**

Witness my hand and official stamp or seal, this the 27 day of July, 2018.



Notary Public

My commission expires: 6/22/23

Seal/Stamp

