



20180418000068920 DEED
Bk:RB6451 Pg:24
04/18/2018 12:11:59 PM 1/2

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$575.00

NA

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$575.00

Recording Time, Book and Page:

Tax Map No.

Parcel Identifier No: 0804-24-9371 *MAB*

Mail after recording to: *Grantee* 59504 Cary, Chapel Hill, NC 27517

This instrument was prepared by: Cynthia T. Shriner

THIS DEED made this 19th day of April, 2018 by and between

GRANTOR

Donald B. Sanders as Trustee of the Donald B. Sanders Revocable Trust (dated May 7, 1998, and amended August 28, 2003 and March 23, 2009) and, Lynda F Sanders as Trustee of the Lynda F. Sanders Revocable Trust (dated May 7, 1998, and amended August 28, 2003 and March 23, 2009)

Mailing Address:

GRANTEE

Lee F. Allen and spouse, Marlene L. Allen
Property Address: Lot 2A Hedgerow, Durham, NC

Mailing Address: 59504 Cary Chapel Hill NC 27517

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 and more particularly described as follows:

BEING ALL OF LOT 2A (containing 10.31 acres, more or less) AS PER RECOMBINATION PLAT OF LOTS 1 AND 2 OF CREEKSTONE, WHICH SAID PLAT IS ON FILE IN PLAT BOOK 105, PAGE 18, ORANGE COUNTY REGISTRY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF THE SAME.

SAID LOT INCLUDING THAT PORTION OF PLEASANT GREEN COMMUNITY CHURCH CENTER ROAD ADJACENT TO THE ABOVE LOT 2A WHICH WAS PERMANENTLY CLOSED AND ABANDONED AS SET FORTH IN THAT ORDER OF THE ORANGE COUNTY BOARD OF COMMISSIONERS RECORDED IN BOOK 3923, PAGE 445, SAID PORTION OF SAID CLOSED ROAD TO COMBINED WITH AND MERGED INTO SAID LOT

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2A DESCRIBED ABOVE.

PIN 0804-24-9371

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 4711, Page 550, ORANGE County Registry.

A map showing the above described property is recorded in Plat Book 105, Page 18, and referenced within this instrument.

Does the above described property include the primary residence (yes/no) ? **No**

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:

ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, AGREEMENTS AND UTILITIES OF RECORD.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

(Entity Name)

Donald B. Sanders, Trustee (SEAL)
Donald B. Sanders as Trustee of the Donald B. Sanders Revocable Trust (dated May 7, 1998, and amended August 28, 2003 and March 23, 2009)

By: _____

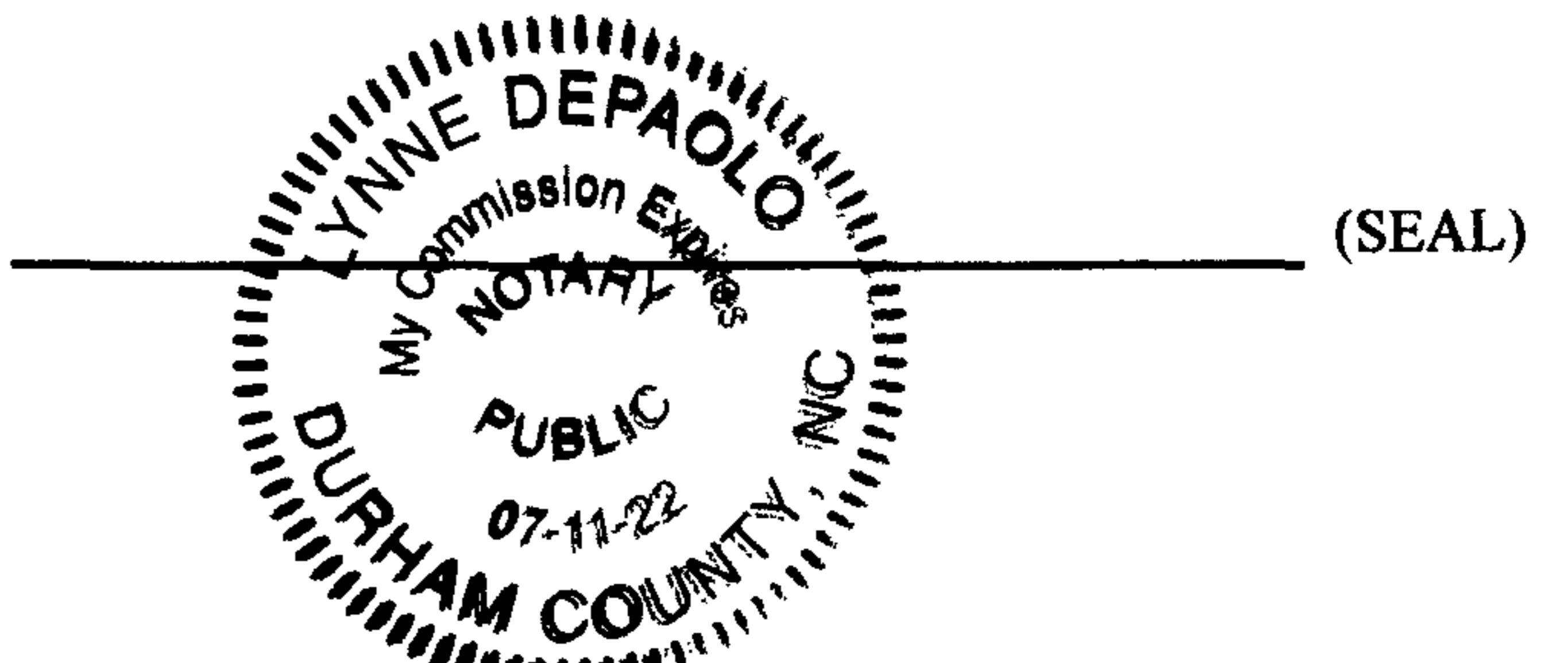
Lynda F. Sanders, Trustee (SEAL)
Lynda F. Sanders as Trustee of the Lynda F. Sanders Revocable Trust (dated May 7, 1998, and amended August 28, 2003 and March 23, 2009)

Title: _____

By: _____

(SEAL)

Title: _____



NORTH CAROLINA _____ COUNTY

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: Donald B. Sanders as Trustee of the Donald B. Sanders Revocable Trust (dated May 7, 1998, and amended August 28, 2003 and March 23, 2009) and, Lynda F Sanders as Trustee of the Lynda F. Sanders Revocable Trust (dated May 7, 1998, and amended August 28, 2003 and March 23, 2009). Witness my hand and official stamp or seal, this the 16th day of APRIL, 2018

My Commission Expires: 7/11/22

Lynne DePaolo
Notary Public
Print Notary Name: LYNNE DEPAOLO