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FILED Mark Chilton
Register of Deeds, Orange Co., NC
Recording Fee: \$26.00
NC Real Estate TX: \$300.00

~~NA~~

9896-85-2137 KPC

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NORTH CAROLINA

**WARRANTY DEED OF JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP**

ORANGE COUNTY

EXCISE TAX: \$300.00

THIS DEED WAS PREPARED BY ATTORNEY ANN MARIE VOSBURG

Return to: Grantee, *801 West CARVER Street, Durham NC 27704*

THIS DEED, made this the 28 day of April, 2018 by and between **TED H. MARTIN AND RUBY Y. MARTIN**, of 7205 SCHLEY ROAD, HILLSBOROUGH, NC 27278, **GRANTOR**, and **DON ARLEN WESTBROOK and CARROL H. WESTBROOK, HIS WIFE AND CARLIE C. PEARCE, GRANTEES**, as **JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP**. 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, in consideration of \$10.00 and other 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:

- (i) Grantee **CARLIE C. PEARCE**, a ninety-nine percent (99%) undivided interest as a **JOINT TENANT WITH THE RIGHTS OF SURVIVORSHIP TO ALL OF THE PROPERTY DESCRIBED HEREIN**;
- (ii) Grantee **DON ARLEN WESTBROOK and CARROL H. WESTBROOK, WIFE** a one percent (1%) undivided interest as a **JOINT TENANT WITH THE RIGHTS OF SURVIVORSHIP TO ALL OF THE PROPERTY DESCRIBED HEREIN**;




See **“Exhibit A”** attached hereto and incorporated herein by reference for description of subject property.

This conveyance of **JOINT TENANCY WITH RIGHT OF SURVIVORSHIP** is made subject to all easements, rights of way, restrictive covenants, liens, and encumbrances of record.

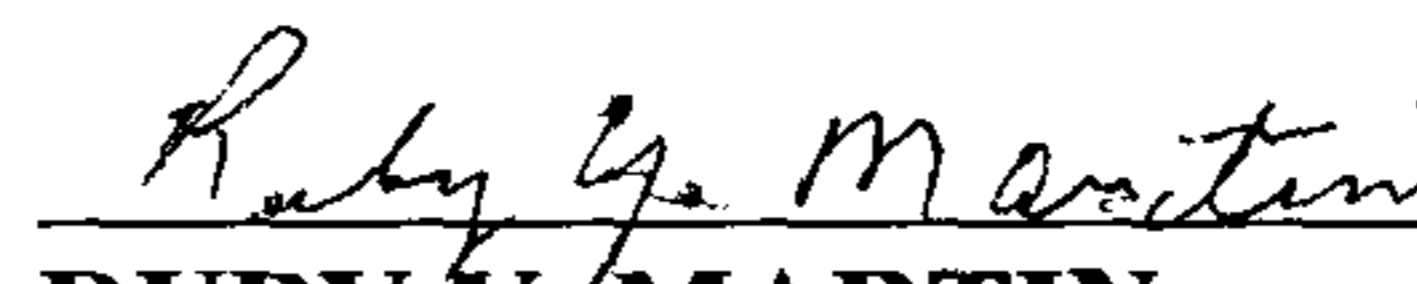
TO HAVE AND TO HOLD said Property with all privileges and appurtenances thereunto belonging to the said Grantee, their heirs and assigns forever, in fee simple as **JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**.

Covenants: The said Grantor does hereby covenant that he has title to the Property in fee simple; has the right to convey **JOINT TENANCY WITH RIGHT OF SURVIVORSHIP**; that the title is marketable and free and clear of all liens and encumbrances (*i.e.*, mortgages and judgments), and that Grantor will warrant and defend the title against the lawful claims of all persons. Grantor will execute such further assurances as may be necessary or proper to carry out the true intent and purpose of this conveyance.

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



TED H. MARTIN (SEAL)



RUBY Y. MARTIN (SEAL)

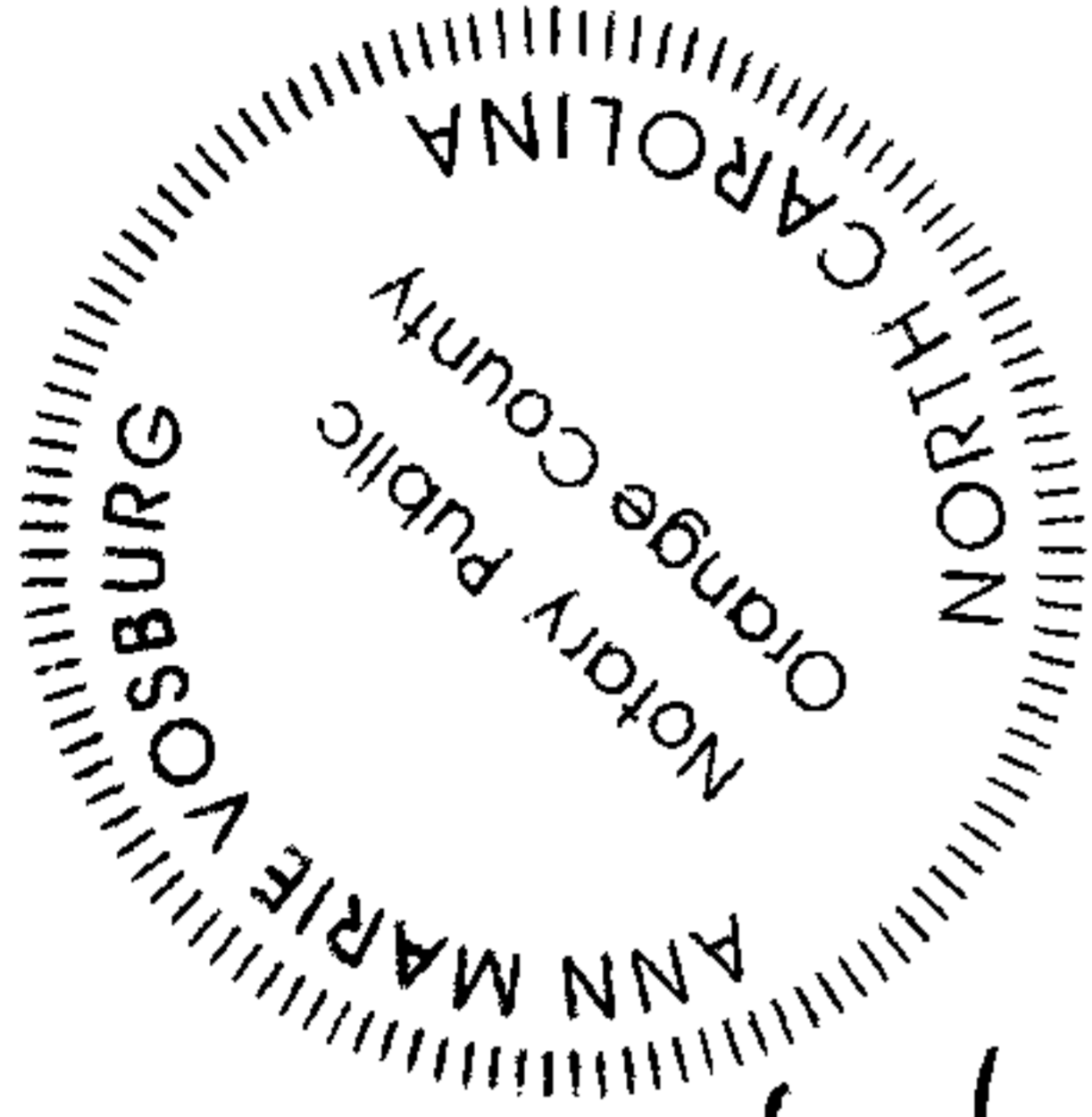


NORTH CAROLINA

Orange COUNTY

I, Ann Marie Vosburg, a Notary Public for said County and State, do hereby certify that **TED H. MARTIN AND RUBY Y. MARTIN**, Grantor, personally appeared before me this day and acknowledged the voluntary execution of the foregoing instrument for the purposes therein expressed.

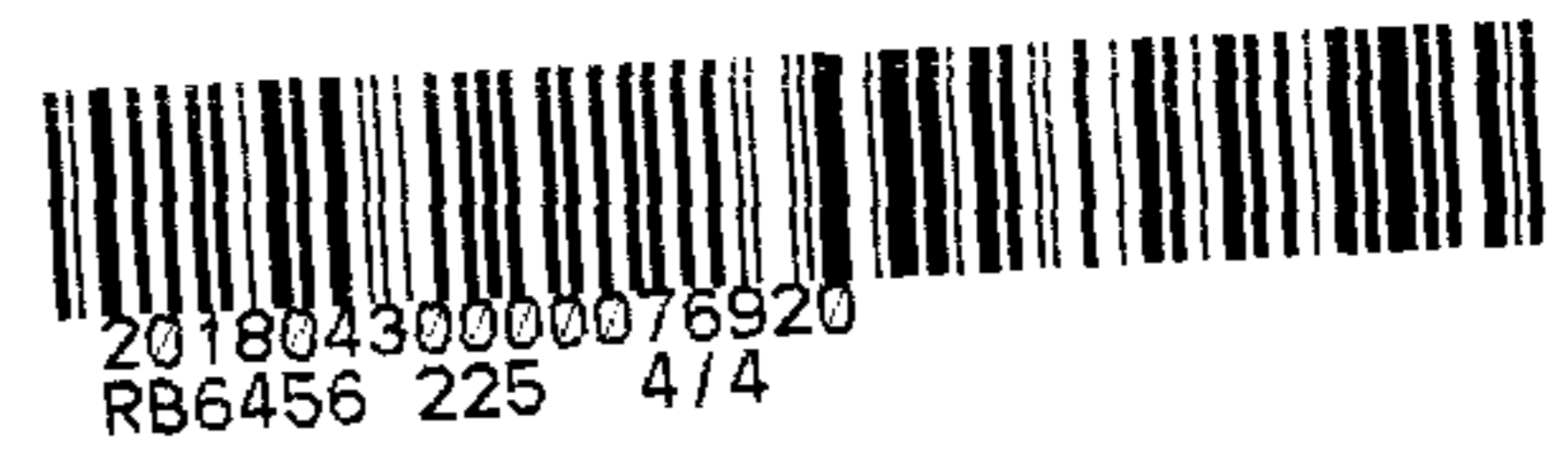
WITNESS my hand and Notarial Seal or Stamp, this the 28 day of April, 2018.



Ann Marie Vosburg
Notary Public

Printed Name: Ann Marie Vosburg

My Commission Expires: 2/14/2023



“EXHIBIT A”

BEING ALL OF THAT LOT 3, CONSISTING OF 10.14 ACRES MORE OR LESS AS SHOWN ON THE SURVEY ENTITLED “SURVEY FOR TED H. MARTIN” AND SURVEYED BY JERRY L. HUNT LAND SURVEYOR DATED DECEMBER 18, 2013 AND RECORDED IN PLAT BOOK 112, PAGE 51 IN THE ORANGE COUNTY REGISTER OF DEEDS, WHICH PLAT IS INCORPORATED HEREIN FOR A MORE PARTICULAR DESCRIPTION OF THE SAME.