

Revenue: **\$690.00**

(For Recording Data)

Parcel Identifier/Tax Account/PIN No.: **0041731/0071891**

Brief Description for the Index: 2205 Kilburn Road

After recording, mail to: Grantee

Prepared by: Ragsdale Liggett PLLC (Ramseur)

NORTH CAROLINA GENERAL WARRANTY DEED

This Deed is made as of this the 10th day of January, 2017 by and between **ALEX MURDOCK LEWIS** and spouse, **JULIE B. LEWIS**, whose mailing address is 3544 Springmoor Circle, Raleigh, North Carolina 27615, ("Grantor"), and **MANDY YARBOROUGH** and spouse, **BRYAN S. YARBOROUGH**, whose mailing address is 2205 Kilburn Road, Raleigh, North Carolina 27604, ("Grantee").

For valuable consideration paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor has and by these presents does hereby grant, bargain, sell and convey unto Grantee in fee simple absolute all of that certain lot, parcel of land or condominium unit (the "Premises") located in or near the City of Raleigh, St. Matthews Township, Wake County, North Carolina more particularly described in Exhibit "A" attached hereto and incorporated herein by reference for a more complete and accurate description.

ALSO BEING the same Premises conveyed to Grantor by deed recorded in Book 1842, Page 673, Wake County Registry. The Grantor herein states that the Premises conveyed herein (X) is () is not the primary residence of the Grantor.

TO HAVE AND TO HOLD the Premises and all privileges and appurtenances thereto belonging to Grantee in fee simple absolute.

And Grantor covenants with 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 lien of ad valorem taxes for the year 2017, not yet due or payable; easements, restrictions and rights of way of record, if any, affecting the Premises; and utility lines, easements and rights of way located over, under or upon the Premises.

The designation of Grantor and Grantee as used in this Deed includes the parties expressly named herein, their heirs, successors, and assigns and shall include the singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals all as of the day and year first above written.

Alex Murdock Lewis (SEAL)
ALEX MURDOCK LEWIS

Julie B. Lewis (SEAL)
JULIE B. LEWIS

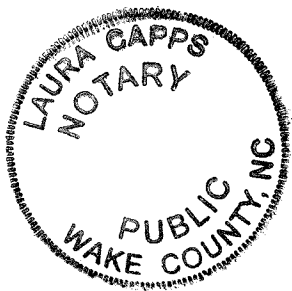
STATE OF NC

COUNTY OF Wake

I, a Notary Public of the County and State aforesaid, certify that the following person(s) personally appeared before me this day, each acknowledging that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **ALEX MURDOCK LEWIS** and spouse, **JULIE B. LEWIS**, individually

Date: January 6, 2017

(SEAL)



Laura Capps
Printed Name of Notary: Laura Capps
Notary Public
My commission expires: 7.15.2018

Exhibit "A"

Tract One:

BEGINNING AT A STAKE IN THE NORTHWESTERN LINE OF KILBURN ROAD, SAID STAKE MARKING A COMMON CORNER OF LOTS 25 AND 26, BLOCK A, ON MAP REFERENCE TO WHICH IS HEREINAFTER MADE; RUNS THENCE ALONG THE NORTHEASTERN LINE OF LOT 25 NORTH $53^{\circ} 27'$ WEST 160 FEET TO A STAKE, ANOTHER COMMON CORNER OF LOTS 25 AND 26; RUNS THENCE NORTH $30^{\circ} 37'$ EAST 125.68 FEET TO A STAKE, A COMMON CORNER OF LOTS 26 AND 27; RUNS THENCE ALONG THE SOUTHWESTERN LINE OF LOT 27 SOUTH $53^{\circ} 27'$ EAST 173 FEET TO A STAKE IN THE NORTHWESTERN LINE OF KILBURN ROAD, ANOTHER COMMON CORNER OF LOTS 26 AND 27; RUNS THENCE ALONG THE NORTHWESTERN LINE OF KILBURN ROAD SOUTH $36^{\circ} 33'$ WEST 125 FEET TO THE POINT OF BEGINNING AND BEING LOT 26, BLOCK A, OF TIMBERLAKE ESTATES MAP NO. 1, AS RECORDED IN BOOK OF MAPS 1966, PAGE 91, WAKE COUNTY REGISTRY.

Tract Two:

BEING ALL OF THE GRANTOR'S $1/10^{\text{th}}$ INTEREST in and to the following property:

BEGINNING at a point in the northern right of way of Piedmont Drive said point being located approximately 200 feet northwest of the intersection of the rights of way of Kilburn Road and Piedmont Drive said point also marking the southwest corner of Lot 25 of Timberlake Estates as shown on the map recorded in Plat Book 1966, Page 91; runs thence northeast along the western boundaries of Lots 25, 26, 27, 28 and 29 of said subdivision according to the following calls: from the BEGINNING point N. $43^{\circ} 14'$ E. 149.49 feet; N. $39^{\circ} 37'$ E. 125.68 feet; runs thence N. $28^{\circ} 13'$ E. 117.33 feet; runs thence N. $33^{\circ} 43'$ E. 104.91 feet; runs thence N. $28^{\circ} 36'$ E. 106.90 feet to a point in the southern boundary of Lot 30 of said subdivision; runs thence along the southwestern boundary of Lot 30 N. $38^{\circ} 57'$ W. 237.13 feet to a point in the northernmost portion of said subdivision according to the above described map, said point also marking the westernmost corner of Lot 30 and the easternmost corner of Lot 20 according to said plat; runs thence along the eastern boundary of Lot 20 S. $16^{\circ} 11'$ W. 99.35 feet; thence S. $38^{\circ} 45'$ W. 148.22 feet to a point marking the southeastern corner of Lot 20 and the northeastern corner of Lot 21; runs thence along the eastern boundary of Lots 21, 22, 23 and 24 according to the following calls: S. $43^{\circ} 29'$ W. 150.06 feet; S. $365^{\circ} 7'$ W. 200 feet; thence S. $47^{\circ} 12'$ W. 118.8 feet to a point in the northern right of way of Piedmont Drive; runs thence in a southeasterly direction along the northern right of way of Piedmont Drive in an arc approximately 266.17 feet to the point and place of BEGINNING and being all of the property designated on the above described Plat as "Lake Under Construction."