

Prepared by and return to: Midtown Property Law**Excise Tax: \$893.00**

Tax Lot No. Parcel Identifier No. 0417473 Verified by _____ County on the _____ day of _____, 20____ by _____

SEND TAX NOTICES AND BILLS TO: GRANTEE

MAIL after recording to GRANTEE

This instrument was prepared by The Setliff Law Firm, PLLC

Brief Description for the index

Lot 448 Hasentree Golf Community, Phase 8

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this _____ day of August 2020, by and between _____

GRANTORJoan Calhoun,
by and through Teri L. St. Hilaire,
Ancillary Guardian of the Estate for
Joan Calhoun____ If checked, the property includes the primary residence
of at least one of the Grantors, otherwise, note N/A, (per NC
GS105-317.2)**GRANTEE**Bruce M. Whitten, and spouse
Christine C. Whitten1609 Hasentree Villa Lane
Wake Forest, NC 27587Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g.,
corporation or partnership.

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 Wake County, North Carolina and more particularly described as follows:

BEING all of Lot 448 Hasentree Golf Community, Phase 8, as shown on a map thereof recorded in Book of Maps 2013, Page(s) 1279-1281, Wake County Registry, to which map reference is hereby made for a more particular description.**Property Address: 1609 Hasentree Villa Lane, Wake Forest, NC 27587-1730**

This conveyance is being made by Joan Calhoun on behalf of the Ancillary Guardian of the Estate of Joan Calhoun, Teri L. St. Hilaire. Teri L. St. Hilaire was appointed Letters of Limited Guardianship for Joan Calhoun by Order of the Circuit Court, Sixth Judicial District for Pinellas County, Estate Division on December 2, 2019. Teri L. St. Hilaire is signing this Deed pursuant to the Order issued in 19-SP-2380 on October 28, 2019, Wake County, NC.

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 17357, Page 148**.
A map showing the above described property is recorded in **Map Book 2013, Pages 1279-1281**.

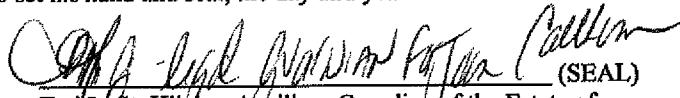
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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.

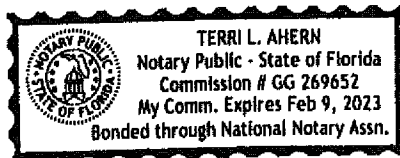
Title to the property hereinabove described is subject to the following exceptions:

Ad valorem taxes for the current year and utility easements and unviolated covenants, conditions, or restrictions that do not materially affect the value of the property. Also, See Exhibit "A" attached hereto.

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


Teri L. St. Hilaire, Ancillary Guardian of the Estate of
Joan Calhoun

SEAL-STAMP



STATE OF Florida, Pinellas County.
I, the undersigned, a Notary Public of the County of Pinellas and State of Florida, certify that Teri L. St. Hilaire, Ancillary Guardian of the Estate of Joan Calhoun personally appeared before me this day showing satisfactory evidence of identity and voluntarily acknowledged the execution of the foregoing instrument.
Witness my hand and seal this 16th day of August 2020
My commission expires: 2/9/2023
 Notary Public
Notary Public Name Printed: Terri L. Ahern

The foregoing Certificate(s) of

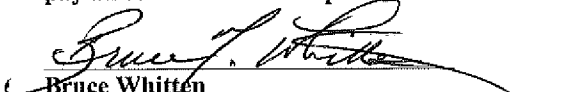
_____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

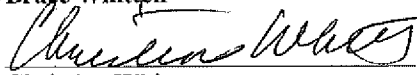
By _____ REGISTER OF DEEDS FOR _____ COUNTY
Deputy/Assistant-Register of Deeds.

Exhibit "A"
To Deed

Pursuant to Article IV, Section 10, entitled "Club Membership Assessments" of the Amended and Restated Declaration of Covenants, Conditions, Easements and Restrictions for Hasentree recorded in Book 14414, Page 266, Wake County Registry, Grantee is required to be a member in the Club and shall be assessed the membership fees (the "Club Membership Assessment") as determined by the Club Owner. Further, pursuant to the above referenced Covenant, the requirement of Club membership, including payment for initiation deposit and membership fees, shall also be applicable to subsequent purchasers of the subject property located within Hasentree.

By acceptance of this Deed, Grantee also agrees to be bound by all of the provisions of such Amended and Restated Declaration, and Grantee acknowledges and agrees that the Grantee (and each of Grantee's successors in title) is required to pay all other assessments provided for in Article IV thereof, and to be a member of the Hasentree Owners Association Inc.


Bruce Whitten


Christine Whitten