

STATE OF NORTH CAROLINA
COUNTY OF WAKE

GENERAL WARRANTY DEED

Excise Tax: \$ 130.00

Parcel ID Number: 0027413 and 0033616

Prepared By & Mail to: Pope & Pope, Attorneys at Law, P.A.
PO Box 790, Angier, NC 27501
File No: 17.039

THIS DEED made this 19th day of January, 2017, by and between

GRANTOR	GRANTEE
Trina Dean, divorced 3205 Vine St. Hays, KS 67601	Ronald A. Gibson and wife, Wanda J. Gibson PO Box 969 Angier, NC 27501

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.

W I T N E S S E T H:

THAT said Grantor, for and in consideration of the sum of TEN and no/hundredths DOLLARS (\$10.00) and other good and valuable considerations, receipt of which is hereby acknowledged, has given, granted, bargained, sold, and conveyed, and by these presents does hereby give, grant, bargain, sell, and convey unto said Grantee, its heirs, successors, administrators, and assigns forever, all of that

Page 1 of 4 Pages

Pope & Pope, Attorneys at Law, P.A.

Submitted electronically by "Pope & Pope, Attorneys at Law, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

certain piece, parcel, or tract of land situate, lying, and being in Township of said County and State, and more particularly described as follows:

Tract I

REID: 0027413

Address: 9503 Kennebec Rd., Willow Spring, NC 27592

BEGINNING in the Eastern right of way of NCSR 2754 located 665 feet North of the intersection of SR 2762 at Ron Clayton's corner; thence running with the right of way of NCSR 2754, North 15 degrees 17 minutes 58 seconds East 79.49 feet to an iron; thence South 85 degrees 15 minutes East 283.88 feet to an iron; thence South 15 degrees 00 minutes 47 seconds West 142.13 feet to an iron; thence North 72 degrees 31 minutes 05 seconds West 280.00 feet to the BEGINNING and containing 0.711 acres according to a survey of the property of Robert Stattler and Elizabeth A. Schalee by Vernon Wayne Johnson dated June 11, 1993.

The above-described property is the same as that which was conveyed by Trina Dean and spouse Thomas Dean to Trina Dean by deed dated May 25, 2011 and recorded in Book 14361, Page 2296, Wake County Registry.

Tract II

REID: 0033616

Address: 9505 Kennebec Rd., Willow Spring, NC 27592

ALL that lot or parcel of land conveyed to Ron J. Clayton and Jennifer D. Medlin by deed recorded in Deed Book 5468, Page 698, Wake County Registry; Assigned Tax ID \$0033616, PIN #0684.01 17 3306 and containing 11,844 square feet. Said property is more specifically described by metes and bounds as follows:

BEGINNING at an iron stake in the east margin of Wake County Road #2762, it being South 15 degrees 30 minutes West 80 feet from the northwest corner of the Pauline Guy home lot; runs thence South 81 degrees 15 feet East 280.7 feet to an iron stake; thence South 15 degrees 30 minutes West 11 feet to an iron stake; thence North 86 degrees 15 minutes West 284.7 feet to an iron stake in the east margin of Wake County Road #2762; thence as the east margin of said road North 15 deg. 30 min. East 73 feet to the BEGINNING, containing 11,844 sq. ft.. This being a part of the Pauline Guy One-Acre lot.

The above-described property is the same as that which was conveyed by Trina Dean and spouse, Thomas Dean to Trina Dean by deed dated May 25, 2011 and recorded in Book 14357, Page 2435, Wake County Registry.

Pursuant to NCGS §105-317.2 the Grantor herein acknowledges that the real property conveyed herein ☐ does / ☒ does not include the primary residence of the grantor.

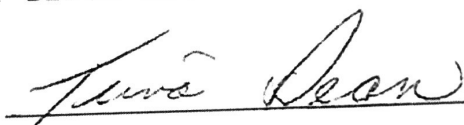
The herein described lands are conveyed to and accepted by the Grantees subject to all other easements, rights-of-way and restrictions shown on said map and listed on the public record.

This conveyance is expressly made subject to the lien created by Grantor's real 2017, Wake County ad valorem taxes.

TO HAVE AND TO HOLD the above-described lands and premises, together with all appurtenances thereunto belonging, or in any wise appertaining, unto the Grantee, its heirs, successors, administrators, and assigns forever, but subject, however, to the limitations set out above.

AND the said Grantor covenants to and with said Grantees, its heirs, successors, administrators, and assigns that it is lawfully seized in fee simple of said lands and premises, and has full right and power to convey all said interest in the same to the Grantee (but subject, however, to the limitations set out above) and that said lands and premises are free from any and all encumbrances, except as set forth above, and that it will (and its heirs, successors, administrators, and assigns shall) forever warrant and defend the title to the same lands and premises, together with the appurtenances thereunto appertaining, unto the Grantee, its heirs, successors, administrators, and assigns against the lawful claims of all persons whomsoever.

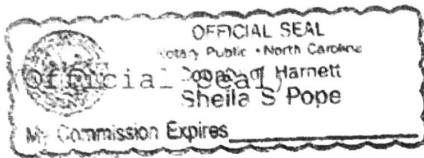
IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal and do adopt the printed word "SEAL" beside their name as their lawful seal as of the day and year first above written.

 (Seal)
Trina Dean

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

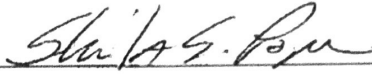
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Trina Dean

Date: January 19, 2017.





Notary Public



Notary's Printed or Typed Name

My commission expires: 11-2-2020