WAKE COUNTY, NC
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
03-10-2023 AT 08:39:40

BOOK: 019280 PAGE: 01133 - 01134

Prepared by - Return to William G. Alexander, Attorney, W.G. Alexander & Associates PLLC, 3717 Benson Drive, Raleigh, NC 27609. (919) 256-7000. No title examination was conducted by the preparer unless the same is shown by his signed opinion.

EXCISE TAX $00.00 PIN: 1733877779

NORTH CAROLINA
WAKE COUNTY **DEED of GIFT**

DATE: **March 9, 2023**

GRANTORS: **Glenn C. Townley and wife, Shelton B. Townley**

ADDRESS: **1009 Brintons Mill Lane, Knightdale, NC 27545**

GRANTEE: **Glenn C. Townley**

ADDRESS: **1009 Brintons Mill Lane, Knightdale, NC 27545**

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 Grantors, for estate planning purposes and no other valuable consideration, have and by these presents do hereby grant, bargain, sell and convey unto Grantee, his heirs and assigns, all of Grantors' right, title, and interest in all that certain lot or parcel of land located in the City of Holly Springs, Wake County, North Carolina, and more particularly described as follows:

> **BEING all of Lot 168 Princeton Manor Subdivision, Section VI - Phase B, as shown on map recorded in Book of Maps 2011, Page 188, Wake County Registry.**

For back title, see Deed Book 14707, Page 1418, Wake County Registry.

All or a portion of the property herein conveyed includes the primary residence of Grantors.

TO HAVE AND TO HOLD the aforesaid real property, together with all privileges and appurtenances thereunto belonging, unto Grantee, his heirs and assigns, in fee simple forever, subject to the following: the lien of ad valorem taxes for 2023 and subsequent years; utilities easements, rights-of-way, restrictive covenants, and any others of record, obligations now secured by Deeds of Trust, if any, now of record; and the terms and provisions of all applicable zoning and land use ordinances, statutes and regulations.

AND Grantor, **Shelton B. Townley**, waives and releases all statutory and common law rights that she may have or acquire, including, but not limited to, the following:

(A) All and every right to a share in the estate of the other Party in the event of the intestacy of either Party as provided in G.S. § 29-14, or otherwise, now and hereafter by law provided;

(B) All and every right to elect to share in the estate of the other Party by way of dower, curtesy, and elective life estate in real property upon the death of the other Party in lieu of the share provided in G.S. § 29-14, as provided in G.S. § 29-30, or otherwise, now and hereafter by law provided;

Submitted electronically by "W.G. Alexander & Associates, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

(C) All and every right to a year's allowance upon the death of the other Party as provided by G.S. § 30-15, or otherwise, now and hereafter by law provided;

(D) All and every right to dissent as provided by G.S. § 30-1, or otherwise, now and hereafter by law provided;

(E) Any requirement set out in Article 2 of G.S. § 39 for the signature or acknowledgement of a spouse affecting the validity of a deed executed solely by the Grantee.

IN TESTIMONY WHEREOF, Grantors have hereunto set their hands and seals the day and year above written.

Glenn C. Townley (SEAL)
Glenn C. Townley, Grantor

Shelton B. Townley (SEAL)
Shelton B. Townley, Grantor, by her Agent, Glenn C. Townley

Glenn C. Townley (SEAL)
Glenn C. Townley, Agent for Shelton B. Townley

NORTH CAROLINA **WAKE COUNTY**

I, Thomas E. Alexander, a Notary Public for said County and State, do hereby certify that **Glenn C. Townley**, identified by his government issued picture identification card, personally appeared before this day being duly sworn, and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and official seal, this the 9th day of March, 2023.

Thomas E. Alexander
Notary Public
Wake County
North Carolina
My Commission Expires 10/19/2026

(SEAL)
Thomas E. Alexander, Notary Public
My commission expires: October 19, 2026

NORTH CAROLINA **WAKE COUNTY**

I, Thomas E. Alexander, a Notary Public, for said County and State, do hereby certify that **Glenn C. Townley**, agent for **Shelton B. Townley**, personally appeared before me this day, and being duly sworn, says that he executed the foregoing instrument for and in behalf of the said Shelton B. Townley, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded on the 22nd day of August, 2022, in Deed Book 19125, Pages 262-276, in the Wake County Register of Deeds Office, in the state of North Carolina, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney.

I do further certify that the said Glenn C. Townley acknowledged the due execution of the foregoing instrument for the purposes therein expressed for and on behalf of the said Shelton B. Townley.

WITNESS my hand and official seal, this the 9th day of March, 2023.

Thomas E. Alexander
Notary Public
Wake County
North Carolina
My Commission Expires 10/19/2026

(SEAL)
Thomas E. Alexander, Notary Public
My commission expires: October 19, 2026