

WAKE COUNTY, NC 29  
LAURA M RIDDICK  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
12/11/2013 AT 08:59:00

BOOK:015527 PAGE:01797 - 01799

Excise Tax \$0.00

Tax Lot No. **0062694** Parcel Identifier No. **1704956281**  
Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by \_\_\_\_\_

Mail after recording to **GRANTEE**  
This instrument was prepared by **WALLIS LAW FIRM, P.A.**

Brief Description for the index

Lt. 34, Mordecai Place, BM1920-110

**NON-WARRANTY DEED**

THIS DEED made the 22<sup>nd</sup> day of November, 2013 by and between:

GRANTOR

GRANTEE

**Marjorie Anne Neuffer, Trustee of the  
Valda E. Schmitt Trust**

**Marjorie Anne Neuffer, Trustee of the  
Marjorie Anne Neuffer Trust  
145 Fox Chapel Lane  
Pittsboro, NC 27312**

Enter 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 the City of Raleigh, Township of Raleigh, County of Wake, State of North Carolina and more particularly described as follows:

**BEGINNING at a stake on the west side of the Wake Forest Road 300 fet north of its intersection with Chestnut Street, and runs thence in a northwesterly direction along the north side of Lot No. 33 a distance of 150 feet to an iron stake, corner of Lot No. 52; thence in a northeasterly direction along the east side of Lot No. 52 a distance of 50 feet to an iron stake, the southwest corner of Lot No. 35; thence in a southeasterly direction along the south line of Lot No. 35 a distance of 150 feet to Wake Forest Road; thence in a southwesterly direction along Wake Forest Road 50 feet to the place of BEGINNING, and being Lot No. 34 according to map now of record in the Office of the Register of Deeds for Wake County in Book of Maps 1920, Vol. 2, Page 110.**

The property hereinabove described was acquired by the Valda E. Schmitt Trust upon the death of Valda E. Schmitt, 12 E 3647, Wake County Clerk of Court.

The decedent acquired the hereinabove described property in Book 2110, Page 57, Wake County Registry. A tenancy by the entirety was created with her husband Daniel M. Schmitt by instrument recorded in Book 2110, Page 59, Wake County Registry. A joint life estate of the property was granted to Eberhard Lammas and wife, Emilija K. Lammas by instrument recorded in Book 2118, Page 37. Eberhard Lammas, 81 E 654, Wake County Clerk of Court. Emilija K. Lammas, date of death, 02-23-94, Intestate. See Also Estate of Daniel M. Schmitt, 11 E 1129, Wake County Clerk of Court.

All or a portion of the property herein conveyed \_\_\_ includes or X does not include the primary residence of Grantor. 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:

- 1. AD VALOREM TAXES FOR 2013 AND SUBSEQUENT YEARS.
- 2. ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD.

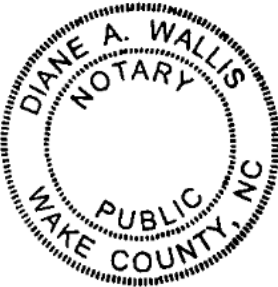
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

 (SEAL)  
MARJORIE ANNE NEUFER,  
Trustee of the Valda E. Schmitt Trust

SEAL-STAMP

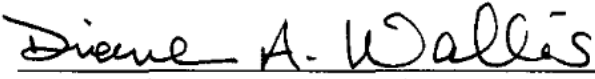
STATE OF NORTH CAROLINA

COUNTY OF WAKE

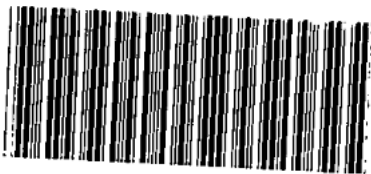


I, DIANE A. WALLIS, a Notary Public do hereby certify that MARJORIE ANNE NEUFER, personally known to me, personally appeared before me this day and acknowledged that she voluntarily signed the foregoing instrument for the purposes stated therein and in the capacity indicated.

Witness my hand and notarial seal, this 22<sup>nd</sup> day of November, 2013.

  
Notary Public ~ DIANE A. WALLIS

My Commission Expires: October 13, 2015



BOOK:015527 PAGE:01797 - 01799



**Please retain yellow trailer page**

It is part of the recorded document and must be submitted with the original for re-recording.

**Laura M. Riddick**  
**Register of Deeds**  
Wake County Justice Center  
300 South Salisbury Street, Suite 1700  
Raleigh, NC 27601

- ☐ New Time Stamp
- ☐ \$25 Non-Standard Fee
- ☐ Additional Document Fee
- ☐ Additional Reference Fee

**This Customer Group**

\_\_\_\_ # of Time Stamps Needed

**This Document**

3 # of Pages  
Tf