



Doc ID: 006432120005 Type: CRP
Recorded: 12/21/2012 at 10:51:28 AM
Fee Amt: \$26.00 Page 1 of 5
Revenue Tax: \$0.00
Nash County North Carolina
Anne J. Melvin Register of Deeds

BK 2650 PG 151-155

This certifies that there are no delinquent ad valorem real estate taxes, which the Nash County Tax Collector is charged with collecting, that are a lien on:

Pin Number: 000193 / 288 3006700924

--000996 / 288 3006789014

This is not a certification that this Nash County Tax Department Pin Number matches this

Deed description

Jayce Bailey
Tax Collector, Deputy Tax Collector, Tax Clerk

Date: 12-21-2012

This instrument prepared by:

John S. Williford, Jr., Attorney at Law
Fields & Cooper, PLLC
PO Box 4538, Rocky Mount, NC 27803

Parcel Id: 000193; 000996

Excise Tax: \$0.00

North Carolina

General Warranty Deed

Nash County

This Deed made this the 11th day of December, 2012, by and between Roy A. Cooper, III and wife, Kristin B. Cooper, and Pell C. Cooper and wife, Meredith G. Cooper, (hereinafter referred to as "Grantor") and Will Clark Properties LLC, whose address is PO Box 12181, Raleigh, North Carolina 27605, (hereinafter referred to as "Grantee"). 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 Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell, and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in the Castalia Township, Nash County, North Carolina, and more particularly described as follows:

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Tract One:

Beginning at an iron stake in the center of NC Highway No. 58, the common corner for Tracts B & C as shown on map or plat hereinafter referred to: thence along the dividing line between Tracts B & C S. 59° 57' E. 2124.5 feet to an iron stake in the line of Evans Lumber Company, thence along the line of Evans Lumber Company S. 26° 5' W. 266.35 feet of an iron found in the line of Lois C. Cooper; thence along the line of Lois C. Cooper N. 82° 11' W. 515.44 feet to an axle found; thence continuing along the line of Lois C. Cooper S. 6° 53' W. 60 feet to an iron stake in the line of Lois C. Cooper; thence N. 86° 26' W. 1716.20 feet to a point in the center of NC Highway No. 58; thence along the center line of NC Highway No. 58 the following courses and distances: N. 8° 12' E. 87.55 feet to an iron stake; thence N. 11° 03' E. 125.14 feet to an iron stake; thence N. 15° 18' E. 74.96 feet to an iron stake; thence N. 18° 41' E. 170.24 feet to an iron stake, thence N. 23° 15' E. 79.78 feet to an iron stake; thence N. 25° 15' E. 300 feet to an iron stake; thence N. 32° 20' E. 180 feet to an iron stake; thence N. 36° 16' E. 152.61 feet to an iron stake in the center of NC Highway No. 58, the point of Beginning, containing 39.13 acres and being a part of Tract C described in Deed dated the 9th day of February, 1981, recorded in book 1078, page 238, Nash County registry. Reference is hereby made to plat in plat book 13, page 335, Nash County registry. Being the identical property describe in Deed recorded in book 1078, page 244.

Tract Two:

Being Tract B containing 54.88 acres, as shown on map entitled "J B Strum Heirs" dated April 26, 1979 by William B. McIntyre, RLS; said plat being recorded in plat book 13, page 335, Nash County registry.

Reference is hereby made to the last will and testament of J B Strum of record in the office of the clerk of superior court of Nash County.

Being the identical property described in deed recorded in book 1079, page 88, Nash County registry.

Less and except the following described tracts or parcels of land:

1. That certain tract or parcel of land containing 0.41 acre conveyed from Marvin R. Strum et ux to Nancy Strum Turner Nelms recorded in book 1175, page 116, Nash County registry.
2. That certain tract or parcel of land containing 0.139 acre conveyed from Marvin R. Strum et ux to William J. Dooling et ux recorded in book 1261, page 446, Nash County registry.

3. That certain tract of land containing 0.12 acre conveyed from Marvin R. Strum et ux to Gerald Sykes recorded in book 1081, page 252, Nash County registry.

Being the identical property described in deed recorded in book 1386, page 295, Nash County registry less the 0.12 acre tract described in deed book 1081, page 252, Nash County registry.

The two tracts described above were acquired by Grantor by instruments recorded in book 1549, page 831, Nash County registry, and book 1603, page 1052, Nash County registry rerecorded in book 1638, page 430, Nash County registry.

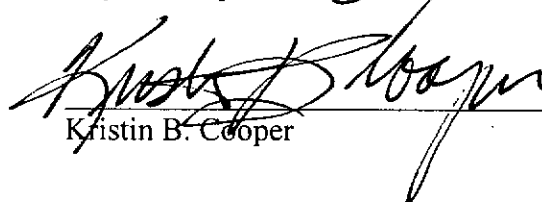
To have and to hold the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple.

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 exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: restrictions, rights of way, easements, and permits of record and county and municipal ad valorem taxes for 2013 and subsequent years.

In Witness Whereof, 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)
Roy A. Cooper, III

 (Seal)
Kristin B. Cooper

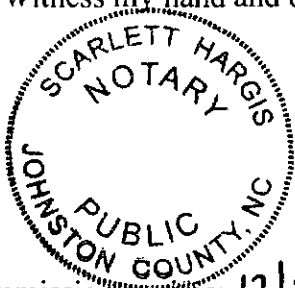
Pell C. Cooper (Seal)
Pell C. Cooper

Meredith G. Cooper (Seal)
Meredith G. Cooper

North Carolina, Wake County

I, a notary public of the county and state aforesaid, certify that Roy A. Cooper, III, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 17th day of December, 2012.



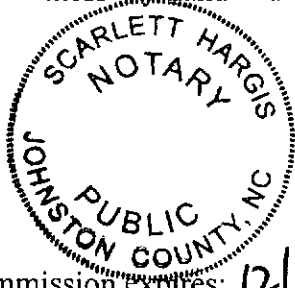
Scarlett Hargis
Notary Public
Scarlett Hargis
Printed Name of Notary Public

My commission expires: 12/21/2013
(notary public seal)

North Carolina, Wake County

I, a notary public of the county and state aforesaid, certify that Kristin B. Cooper, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 17th day of December, 2012.



Scarlett Hargis
Notary Public
Scarlett Hargis
Printed Name of Notary Public

My commission expires: 12/21/2013
(notary public seal)

North Carolina, Nash County

I, a notary public of the county and state aforesaid, certify that Pell C. Cooper, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 13th day of December, 2012.



Sally S. Benson
Notary Public

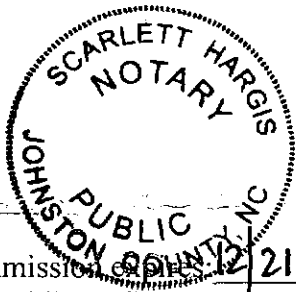
SALLY S. BENSON
Printed Name of Notary Public

My commission expires: 5-28-2017
(notary public seal)

North Carolina, Wake County

I, a notary public of the county and state aforesaid, certify that Meredith G. Cooper, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 17th day of December, 2012.



Scarlett Hargis
(Notary Public)

Scarlett Hargis
Printed Name of Notary Public

My commission expires: 12/21/2013
(notary public seal)

→ Roy Cooper

Rev
26.00

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