

WAKE COUNTY, NC 47  
LAURA M RIDDICK  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
06/04/2008 AT 09:38:15

BOOK:013125 PAGE:02343 - 02349

Excise Tax: None  
Mail to: R. Daniel Brady  
2301 Sugar Bush Rd., Ste. 450, Raleigh NC 27612  
Prepared by: R. Daniel Brady (without search)

Tax Lot No. 0074571

**NORTH CAROLINA NON-WARRANTY DEED**

THIS DEED, made the 31st day of December 2005, by **Robert M. Duke** and wife, **Marsha H. Duke, Ronald E. Duke** and wife, **Dianne Holmes Duke**, and **Roger Duke**, unmarried (hereinafter referred to as "**Grantors**") to **Brother's Forty-Six, LLC**, (hereinafter referred to as "**Grantee**") a North Carolina limited liability company having an address of 4558-B Capital Boulevard, Suite 129, Raleigh, NC 27604.

**WITNESSETH:**

WHEREFORE, Grantors have and by these presents do grant, bargain, sell and convey that parcel of land (hereinafter "the Property") located in Wake Forest Township, Wake County, North Carolina and fully described as follows:

BEGINNING at an iron pipe in the center line of Highway 2051, said point being the northwest corner of the tract herein described; runs thence along and across said highway South 85 degrees 10 minutes East 1,317 feet to an iron pipe; thence with the Wall land line South 3 degrees 10 minutes West 645 feet to an iron pipe; thence with the Wiggins land line South 3 degrees 40 minutes West 601 feet to an iron pipe; thence with the L.T. Wilson land line North 87 degrees 40 minutes West 2,058 feet to an iron pipe; thence with the Rogers land line North 10 degrees 30 minutes East 698 feet to an iron pipe; thence continuing with the Rogers land line North 84 degrees 20 minutes East 629 feet to an axle; thence continuing with the Rogers land line North 4 degrees 30 minutes East 525 feet to the center line of Highway 2051, the point and place of beginning, containing approximately 47.41 acres, and being designated as Tract No. 3 of the W.H. Marshall Estate, Rolesville, Wake County, North Carolina, according to a survey by C.W. Russum, Registered Land

Surveyor, dated July 1961 and recorded in Book of Maps 1961, Page 97, Wake County Registry. This being the same property conveyed to G.R. Watkins in an instrument dated March 30, 1962 and recorded in Deed Book 1500, Page 169, Wake County Registry.

SAVE AND EXCEPT the following property:

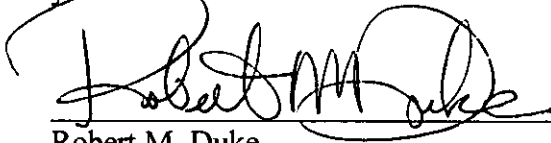
BEGINNING at a point in the center of State Road #2051, said point located .3 miles northwesterly from U.S Highway No. 401, thence along the center of said State Road #2051 the following courses and distances: North 40 degrees 58 minutes West 234.35 feet to a point; North 43 degrees 13 minutes West 100 feet to a point; North 49 degrees 56 minutes West 100 feet to a point; and North 60 degrees 32 minutes West 100 feet to a point in the center of said road; thence North 4 degrees 50 minutes East 31.82 feet to an iron pipe in the northerly right of way line of said State Road #2051, said stake being the southerly line of the Wall property; thence along the southerly line of the Wall property South 85 degrees 10 minutes East 406.23 feet to an iron pipe, corner of the said Wall property; thence along the Westerly line of said Wall property South 3 degrees 27 minutes West 361.61 feet to the point of beginning, and containing 1.62 acres as shown by a map of survey entitled "Property of Willard T. Parks" made by J. Fred Davis, Jr., R.S., July 11, 1967. This being the same property conveyed to Willard Parks and wife, Barbara Freeman Parks in an instrument dated August 11, 1967 and recorded in Deed Book 1781, Page 10, Wake County Registry.

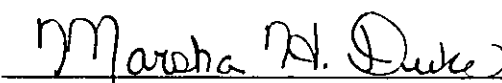
See also The Estate of G.R. Watkins, Wake County Estate File No. 71 E 36; The Estate of Fannie M. Watkins, Wake County Estate File No. 04 E 2499; The Estate of Joyce W. Duke, Wake County Estate File No. 01 E 2756; and The Estate of Aline Timberlake, Wake County Estate File No. 01 E 158.

TO HAVE AND TO HOLD the Property, and all privileges and appurtenances thereunto belonging to Grantees in fee simple.

The designation "Grantor" and "Grantee", as used herein, shall include said parties, their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter, as required by context.

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

 (Seal)  
Robert M. Duke

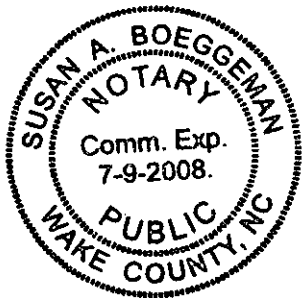
 (Seal)  
Marsha H. Duke

\_\_\_\_\_(Seal)  
Ronald E. Duke

\_\_\_\_\_(Seal)  
Roger Duke

State of North Carolina  
  
County of Wake

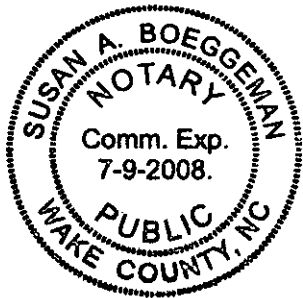
I, a Notary Public of the County and State aforesaid, certify that **Robert M. Duke** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 26 day of ~~December 2005~~ January 2006.




Susan A. Boeggeman  
Notary Public SUSAN A. BOEGGEMAN  
  
My Commission expires: \_\_\_\_\_

State of North Carolina  
  
County of Wake

I, a Notary Public of the County and State aforesaid, certify that **Marsha H. Duke** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 26 day of ~~December 2005~~ January 2006.



Susan A. Boeggeman  
Notary Public  
  
My Commission expires: \_\_\_\_\_

 (Seal)  
Roger Duke

County of Wake

I, a Notary Public of the County and State aforesaid, certify that **Robert M. Duke** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this       day of December 2005.

Notary Public

My Commission expires: \_\_\_\_\_

County of Wake

I, a Notary Public of the County and State aforesaid, certify that **Marsha H. Duke** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this            day of December 2005.

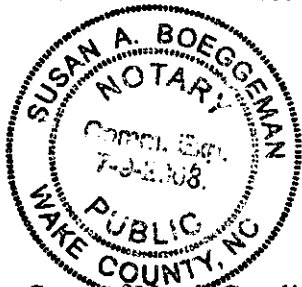
Notary Public

My Commission expires: \_\_\_\_\_

State of North Carolina

County of Wake

I, a Notary Public of the County and State aforesaid, certify that **Ronald E. Duke** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this \_\_\_\_ day of December 2005.



State of North Carolina

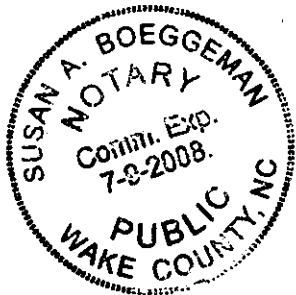
County of Wake

I, a Notary Public of the County and State aforesaid, certify that **Roger Duke** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 28 day of ~~December 2005~~ May 2008

Susan A. Boeggeman  
Notary Public

My Commission expires: 7/9/2008

SUSAN A. BOEGGEMAN



Susan A. Boeggeman  
Notary Public

My Commission expires: \_\_\_\_\_

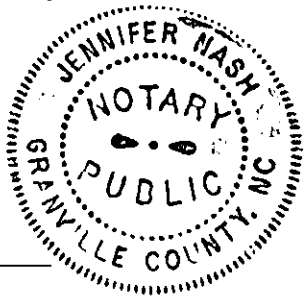
Dianne Holmes Duke (Seal)  
Dianne Holmes Duke

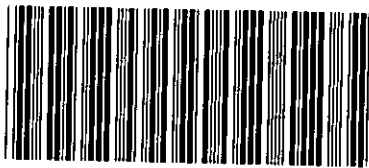
State of North Carolina  
County of Durham

I, a Notary Public of the County and State aforesaid, certify that **Dianne Holmes Duke** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 30 day of May 2008.

Jennifer Nash  
Notary Public

My Commission expires: 9/22/09





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**Yellow probate sheet is a vital part of your recorded document.  
Please retain with original document and submit for rerecording.**



**Wake County Register of Deeds  
Laura M. Riddick  
Register of Deeds**

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