

WAKE COUNTY, NC 85
CHARLES P. GILLIAM
REGISTER OF DEEDS
PRESENTED & RECORDED ON
08/08/2017 13:08:52

BOOK:016871 PAGE:00285 - 00288

✓ Excise Tax \$0

NORTH CAROLINA SPECIAL WARRANTY DEED

Tax Block: ___ Lot: ___

✓ Parcel Identifier No. : 0089068

✓ Prepared by: John B. South, Jr. who is a licensed North Carolina attorney.
The South Law Firm, PLLC, 3725 National Drive Suite 100, Raleigh, NC 27612

✓ Return to: Grantee

*This property is the primary residence of the Grantor.

*Delinquent taxes, if any, to be paid by the closing attorney to the county Tax Collector upon disbursement of closing proceedings.

THIS DEED made this 3 day of August, 2017, by and between

GRANTOR	GRANTEE
DONALD HERBERT LAWRENCE III (Separated) And BROOKANNE LAWRENCE (Separated)	DONALD H. LAWRENCE III (Separated) ✓ 205 N. Main Street Rolesville, NC 27571

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 **WAKE** County, North Carolina and more particularly described as follows:

SEE ATTACHED LEGAL DESCRIPTION

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.

The Grantor covenants with the Grantee, the Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor.

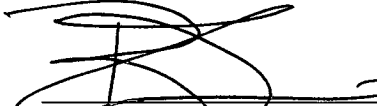
The purpose of this conveyance is to sever the tenancy by the entirety in the property described herein pursuant to G.S. 39-13.3, to vest sole title in the name of the Grantee, and to allow the Grantee to henceforth convey and encumber said Property without the consent or joinder of **Brookanne Lawrence**

By execution hereof, **Brookanne Lawrence** relinquishes: (1) the right to an elective life estate in the Property herein conveyed as provided in N.C.G.S. 29-30 and (2) the right to dissent from Grantee's will as provided in N.C.G.S. 30-1 as to any devise of the Property herein conveyed. (3) any and all other rights marital rights in the Property herein conveyed as established by the North Carolina General Statutes.

It is the intention of **Brookanne Lawrence** that the Property herein conveyed shall be considered separate property of Grantee under the Equitable Distribution Act and **Brookanne Lawrence** relinquishes all right or claim to the Property herein conveyed provided in said act.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal.

 (SEAL)
DONALD HERBERT LAWRENCE III

 (SEAL)
BROOKANNE LAWRENCE

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I, BENJAMIN J. PETROZELLO, a Notary Public for County and State aforesaid, certify that **Donald Herbert Lawrence III** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this the 3RD day of AUGUST, 2017.

[Official Seal]

NOTARY PUBLIC

My Commission expires: 03-21-2019

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I, BENJAMIN J. PETROZELLO, a Notary Public for County and State aforesaid, certify that **Brookanne Lawrence** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this the 3RD day of AUGUST, 2017.

[Official Seal]

NOTARY PUBLIC

My Commission expires: 03-21-2019

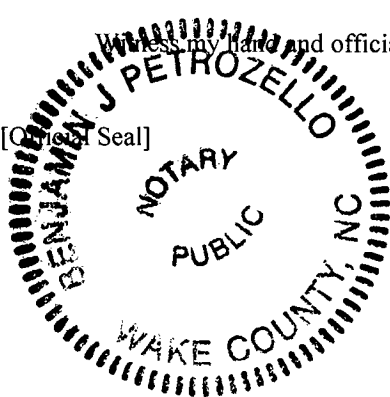
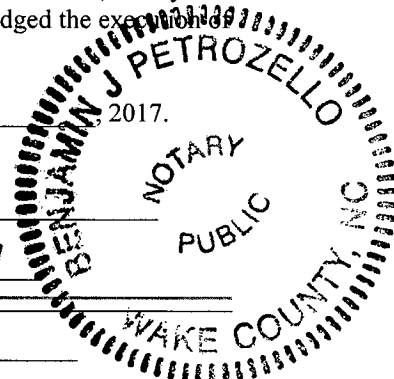
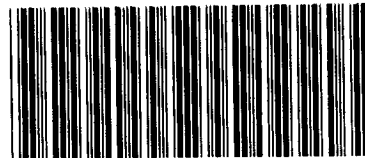


EXHIBIT "A"

BEGINNING at a point in the northwestern right of way of U.S. Highway 401, said point being North 39° 11' 35" East 190.40 feet and North 23° 17' 09" West 27.97 feet from an iron pipe at the intersection of the center line of U.S. Highway 401 and Williams Street; thence North 23° 17' 04" West 451.27 feet to an iron pipe; thence along the line of William Y. Weathers North 48° 12' 46" East 187.75 feet to an iron pipe, South 38° 53' 06" East 200.00 feet to an iron pipe and South 18° 45' 45" East 248.23 feet to a point in the northwestern right of way of U.S. Highway 401; thence along the northwestern right of way line of U.S. Highway 401 South 49° 15' 10" West 148.33 feet to a point and South 46° 21' 55" West 75.47 feet to the BEGINNING, as shown on survey by W. Keith Wrenn, R.L.S., dated May 22, 1986 and revised December 5, 1986.



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Please retain yellow trailer page

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

Charles P. Gilliam
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 Excessive Entities

_____ # of Time Stamps Needed

This Document

_____ 4 # of Pages J