

BK015069PG00036

WAKE COUNTY, NC 158
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
12/20/2012 AT 12:01:54

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HOLD FOR: Warren Shackelford, Attorneys, P.L.L.C. Box 204

PREPARED BY: Warren Shackelford, Attorneys, P.L.L.C.,
P.O. Box 1187, Wake Forest, NC 27588

TAX IDENTIFICATION #: 150489 REVENUE STAMP \$ 0.00

NORTH CAROLINA GENERAL WARRANTY DEED

This deed made this 18th day of December, 2012 by and between:

GRANTOR: EARL FRANKLIN SHOAF AND WIFE, PHYLLIS D. SHOAF

GRANTEE: SUZANNE SHOAF WARD
2807 Country Charm Road, Raleigh, NC 27614

Grantor, for valuable consideration paid by Grantee, receipt of which is hereby acknowledged, does grant, convey and transfer unto Grantee in fee simple the property described as follows:

TOWNSHIP OF WAKE FOREST, COUNTY OF WAKE

SEE ATTACHED EXHIBIT "A"

The above property was acquired by Grantor by instrument recorded in Book 3960, Page 38.

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

TO HAVE AND TO HOLD the above described property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 to the property against the lawful claims of all others except for the exceptions set out below.

Title to the property described herein is subject to the following exceptions:

- 1. Subject to easement(s) and restriction(s) of record.

IN WITNESS WHEREOF, Grantor has set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by a duly authorized officer.

Earl Franklin Shoaf (SEAL)
Earl Franklin Shoaf

Phyllis D. Shoaf by Earl F. Shoaf POA (SEAL)
Phyllis D. Shoaf

STATE OF NORTH CAROLINA, COUNTY OF WAKE

I, James S. Warren, a Notary Public for the County and State aforesaid, certify that **Earl Franklin Shoaf** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the 19 day of December, 2012.

My Commission Expires: 10-3-2015

James S. Warren
Notary Public

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I, James S. Warren, a Notary Public of the County of Wake, do hereby certify that **Earl F. Shoaf**, Attorney in Fact for **Phyllis Shoaf**, personally appeared before me this day and being by me duly sworn, says that he executed the foregoing and annexed instrument on behalf of **Phyllis Shoaf**, and that his authority to execute and acknowledge said instrument is contained in that certain instrument duly executed, acknowledged and recorded in the office of the Register of Deeds of Wake County, North Carolina, in Book 5080, Page 732, and that this instrument was executed under and by virtue of the authority given by said instrument granting her Power of Attorney; that the said **Earl F. Shoaf** acknowledged the due execution of the foregoing instrument for the purposes therein expressed and on behalf of **Phyllis Shoaf**.

Witness my hand and official notary seal, this 19 day of December, 2012.

My commission expires: 10-3-2015

James S. Warren
Notary Public

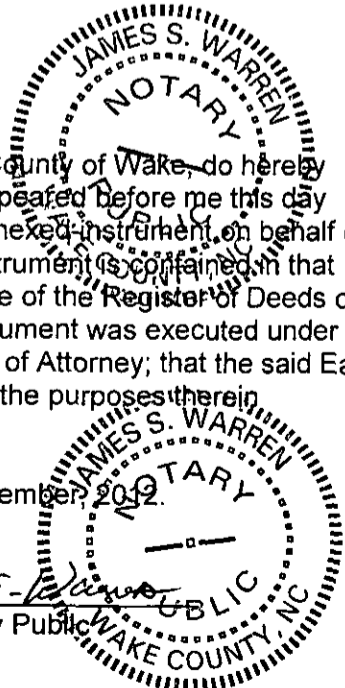
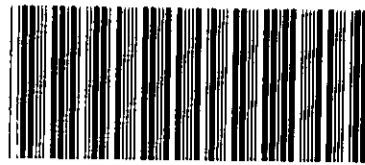


EXHIBIT "A"

Lying and being situated in Wake Forest Twp., Wake County, North Carolina and more particularly described as follows:

Beginning at an iron stake on the southern right-of-way of Jones Dairy Road (NCSR 2053), said right-of-way being 60 feet, said iron stake being at the northwest corner of a lot owned by Charles Spence Jones, thence from the point of beginning south 44 degrees 18 minutes 53 seconds west, 640.41 feet with the Jones line to an iron stake at the southwest corner of the Jones lot and being in the northern line of R.A. Averette Jr., thence with the Averette line north 89 degrees 37 minutes 10 seconds west, 351.78 feet to an iron stake, thence leaving said Averette line and running north 33 degrees 15 minutes 28 seconds east, 370.04 feet to an iron stake, thence north 44 degrees 18 minutes 53 seconds east, 500.00 feet to an iron stake at the southern right-of-way of Jones Dairy Road, thence along said right-of-way south 49 degrees 26 minutes 49 seconds east, 325.00 feet to the point of beginning and containing 5.500 acres according to a survey prepared by Ronald W. Mercer, RLS #1475 and shown as Lot 2 on a map entitled Minor Subdivision, "Jones 135" dated January 1987.



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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**

This Customer Group
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