

WAKE COUNTY, NC 23  
TAMMY L. BRUNNER  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
01/02/2024 10:30:32

BOOK:019511 PAGE:00590 - 00593

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$0

Parcel Identifier No. 0099320

Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

Mail/Box to: Kelly J. Mackay, Attorney, Walker Lambe, PLLC, P.O. Box 51549, Durham, NC 27717-1549

This instrument was prepared by: Kelly J. Mackay, Attorney, Walker Lambe, PLLC  
Post Office Box 51549, Durham, NC 27717-1549  
(WITHOUT BENEFIT OF TITLE EXAMINATION)

**ENV**

Brief description for the Index: School District Land

THIS DEED made this 18th day of December, 2023, by and between

**GRANTOR**

**DANIEL E. SMITH, unmarried**

8229 BUD MORRIS ROAD  
WAKE FOREST, NC 27587

**GRANTEE**

**DANIEL EDWARD SMITH, Trustee, or his  
Successor(s) in Trust, under THE DANIEL  
SMITH LIVING TRUST, u/a/d December 18,  
2023, and any amendments thereto**

8229 BUD MORRIS ROAD  
WAKE FOREST, NC 27587

Enter in appropriate block for each Grantor and Grantee: name, mailing 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 Wake County, North Carolina and more particularly described as follows:

**SEE ATTACHED EXHIBIT "A" WHICH IS INCORPORATED BY REFERENCE.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 12714, Page 332.

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

A map showing the above described property is recorded in Plat Book       , Page       .

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 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, other than the following exceptions:

1. All recorded restrictions, easements, encumbrances and rights of way affecting the property.
2. Ad valorem taxes for the tax year 2024 and subsequent years, which are not yet due and payable.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

 (SEAL)  
DANIEL E. SMITH, unmarried

State of North Carolina

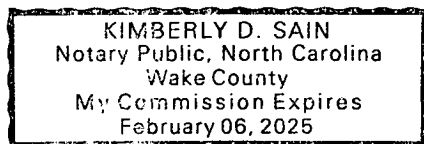
County of Durham

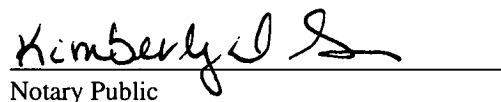
I, the undersigned Notary Public of the County of Wake and State aforesaid, certify that DANIEL E. SMITH, unmarried, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 18 day of December, 2023.

My Commission Expires: 02-06-2025

(Affix Seal)



  
Notary Public

Kimberly D. Sain  
Notary's Printed or Typed Name

**EXHIBIT "A"**

BEGINNING at a point in the center line of State Road #1918, said point begin approximately .51 miles from the intersection of State Road #1918 with State Road #1909, said point being also a common corner with the property of the Army Corps of Engineers, thence along the center line of said road South 60 degrees 46 minutes 40 seconds East 354.4 feet to a point; thence along a new line with Choplin, South 29 degrees 46 minutes 40 seconds West 679.62 feet to a point in the center of a creek; thence along said creek in a Northwesterly direction to a point in the property line of the Army Corps of Engineers, a traverse line along said creek being North 61 degrees 55 minutes 26 seconds West 30.2 feet to a point, thence with the property of the Army Corps of Engineers North 3 degrees 43 minutes East 753.67 feet to the point and place of BEGINNING and containing 3 acres according to a map made by Gerald A. Gamble, a Registered Land Surveyor, dated June 27, 1977.



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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.

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**Tammy L. Brunner**  
**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 *BW*