

BOOK: 019511 PAGE: 00587 - 00589

This instrument prepared without title examination by
and return after recording to:

EXCISE TAX: \$0.00
NO TAX REQUIRED
PIN(S): 0745835885 / 0336370

Christopher C. Wilms, Jr.
Hopler Wilms & Hanna PLLC
2314 S. Miami Blvd Ste 151
Durham, NC 27703

Wake County, NC - Quitclaim Deed of Gift
Title Opinion Neither Requested Nor Given

Grantor:	Grantee:
JAMES JOSEPH BRUCE, JR. and spouse, ANNEMARIE SEIKE BRUCE	JAMES JOSEPH BRUCE, JR. and ANNEMARIE SEIKE BRUCE, Trustees of The Bruce Family Trust dated December 27, 2023
149 FORT JACKSON RD MORRISVILLE NC 27560-7804	149 FORT JACKSON RD MORRISVILLE NC 27560-7804

THIS QUITCLAIM DEED OF GIFT is made and entered into on the date indicated below, by and between the Grantor and the Grantee named above. 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.

The property herein described was acquired by Grantor by instrument(s) recorded in Book 16474 Page 1627, Wake County Registry. The purpose of this Quitclaim Deed of Gift is to convey the Grantor's interest in the property described herein to a trust established for estate planning purposes.

The said Grantor, without consideration paid by the Grantee, has remised and released, and by these presents does remise, release, and forever quitclaim unto the Grantee and their heirs and assigns all right, title, claim, and interest of the said Grantor in and to that certain tract or parcel of land lying and being in the County of Wake and State of North Carolina, having an address

of 149 FORT JACKSON RD, MORRISVILLE NC 27560-7804 and more particularly described as follows:

BEING ALL OF LOT 14, PHASE 2, SAVANNAH VILLAGE, AS SHOWN ON PLAT
RECORDED IN PLAT BOOK 2005, PAGE 1321, WAKE COUNTY REGISTRY, TO
WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR
DESCRIPTION OF THE SAME,

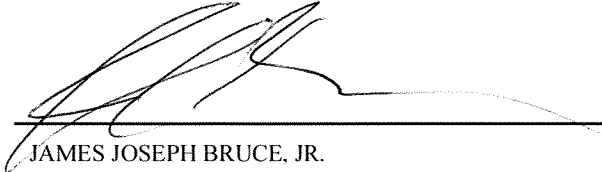
TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges thereunto belonging to them the said Grantee and Grantee's heirs and assigns free and discharged from all right, title, claim or interest of the said Grantor or anyone claiming by, through, or under Grantor.

This deed is exempt from transfer tax pursuant to N.C. Gen. Stat. § 105-228.29(5). The property does ☒ / does not ☐ include the primary residence of at least one Grantor.

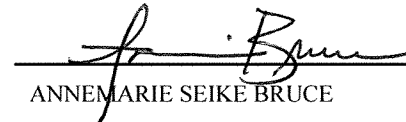
[This space has been left intentionally blank. Signatures follow on the next page.]

IN TESTIMONY WHEREOF, the Grantor has hereunto set his or her hand and seal the day and year indicated below.

12/27/2023
Date


JAMES JOSEPH BRUCE, JR.

12/27/2023
Date


ANNEMARIE SEIKE BRUCE

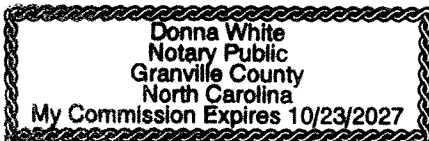
STATE OF NORTH CAROLINA; COUNTY OF DURHAM

I certify that JAMES JOSEPH BRUCE, JR. and ANNEMARIE SEIKE BRUCE appeared before me personally this day, signed this instrument or directed another to sign on their behalf, swore to the statements contained in this instrument as being true, and acknowledged that they executed this instrument.

12/27/23
Date


Notary Public

[SEAL]



Donna White
Printed Name

My Commission Expires: 10/23/2027