

FOR REGISTRATION  
Willie L. Covington  
REGISTER OF DEEDS  
Durham County, NC  
2013 JUL 10 02:08:59 PM  
BK:7312 PG:627-629  
DEED  
FEE:\$26.00  
INSTRUMENT # 2013026361

SCEARNEL



2013026361

# NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ 0

Parcel Identifier No: 191192

Prepared By: Thomas J. Stevens, P.A., Attorney at Law, (without title examination)

Mail after recording to: Grantee

Brief Description for Index:

THIS DEED made this 24<sup>th</sup> day of June, 2013, by and between

**GRANTOR**

**GRANTEE**

**ALBERT F. TERRY, Successor Trustee of the  
Lewis I. Terry Declaration of Trust dated  
September 22, 1995**

6100 West Harvard Drive  
Lakewood, Colorado 80227-4027

**ALBERT F. TERRY**

6100 West Harvard Drive  
Lakewood, Colorado 80227-4027

The designation of 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 Grantors, 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 tract or parcel of land lying and being in the County of Durham, State of North Carolina, and more particularly described as follows:

**SEE EXHIBIT A ATTACHED.**

All or any portion of the property herein conveyed does not include the primary residence of a Grantor. (NCGS §105-317.2)

A map showing the above described property is recorded in Plat Book 164, Page 199.

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 Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all person claiming by, under and through Grantor, except for the exceptions hereinafter stated:

Easements, restrictive covenants and taxes of record.

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

Albert F. Terry (SEAL)  
ALBERT F. TERRY, Successor Trustee  
of the Lewis I. Terry Declaration of Trust  
dated September 22, 1995.

\*\*\*\*\*

SEAL-STAMP

STATE OF Colorado, Denver COUNTY

I, Mary Scott, a Notary Public for said County and State, certify that **Albert F. Terry, Successor Trustee of the Lewis I. Terry Declaration of Trust dated September 22, 1995**, personally came before me this day and acknowledged the execution of the foregoing document.



WITNESS my hand and notarial seal, this the 24 day of June, 2013.

Mary Scott  
Notary Public

My Commission Expires: August 10, 2013

EXHIBIT A

PARCEL ID # 190218

PIN# 0827-01-38-5877

**First Lot Beginning at a dogwood and pointers and rock, the southeast corner of No. and corner to the acre tract and corner to Oscar Leathers, thence with the line of No. 1 west 27 chains and 97 links to rocks and pointers on the line of the old Leathers tract; thence with the same S. 3° W. 27 chains and 3 links to a rock and pointers, the North west corner to No. 3; thence east 27 chains and 14 links to rocks and pointers the northeast corner of No.3 and the corner of the Neeley heirs; thence N.1/2 ° E. 8 chains and 29 links to rocks and pointers, Neeley and Oscar Leathers corner; thence N. 4° E. 19 chains and 91 links to the 1<sup>st</sup> station, containing 80 9/10 acres more or less.**

**Second Lot. Beginning at rocks and pointers the second east corner of Lot No. 2 and corner of Neeley land, thence with the line of Lot No. 2 west 27 chains and 14 links to a rock and pointers the southwest corner of lot No. 2 on the line of the old Leathers tract, thence with the line of the same south 3° west 32 chains and 27 links to pointers, the southwest corner of the 7 ¼ acre, thence with the line of the same North 59 1/2° east 10 chains and 42 links to the center of an old rock, thence with the same south 22° east 1 chain and 90 links and south 50 1/2° East 7 chains and 35 links, and south 45° east 84 links to a stake in the center of the south Lowell and Bahama Road east 3 chains and 77 links to a rock via pointer Neeley corner, thence North 17° East 35 chains to the first station, containing 79 and 8/10 acres more or less, the same being lot No. 3 in the partition proceeding entitled C. E. Crabtree vs. Roberts et al., see the Deed Book 27 page 594. Register of Deeds office, Durham County.**

**This conveyance is made subject to all out-conveyances, easements, restrictions, conditions, covenants and agreements of record as may lawfully apply to the Property conveyed hereby or any part thereof.**

Parcel 190219



FOR REGISTRATION REGISTER OF DEEDS  
Willie L. Covington  
DURHAM COUNTY, NC  
2013 MAR 04 03 59 26 PM  
BK 7205 PG 97-100 FEE \$26 00

INSTRUMENT # 2013007980

# NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax \$ c

Parcel Identifier No

Prepared By Thomas J Stevens, P A , Attorney at Law, (without title examination)

Mail after recording to Grantee

Brief Description for Index

THIS DEED made this 28<sup>th</sup> day of February, 2013, by and between

## GRANTOR

## GRANTEE

**ALBERT F. TERRY, Successor Trustee of the  
Lewis I. Terry Declaration of Trust dated  
September 22, 1995**

6100 West Harvard Drive  
Lakewood, Colorado 80227-4027

**ALBERT F. TERRY**

6100 West Harvard Drive  
Lakewood, Colorado 80227-4027

The designation of 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 Grantors, 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 tract or parcel of land lying and being in the County of Durham, State of North Carolina, and more particularly described as follows

**SEE EXHIBIT A ATTACHED.**

All or any portion of the property herein conveyed does not include the primary residence of a Grantor. (NCGS §105-317.2)

A map showing the above described property is recorded in Plat Book 12, Page 24

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 Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all person claiming by, under and through Grantor, except for the exceptions hereinafter stated

Easements, restrictive covenants and taxes of record

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

Albert F. Terry (SEAL)  
ALBERT F. TERRY, Successor Trustee  
of the Lewis I. Terry Declaration of Trust  
dated September 22, 1995.

SEAL-STAMP



STATE OF Colorado, City & County of Denver COUNTY

I, Mary Scott, a Notary Public for said County and State, certify that **Albert F. Terry, Successor Trustee of the Lewis I. Terry Declaration of Trust dated September 22, 1995**, personally came before me this day and acknowledged the execution of the foregoing document

WITNESS my hand and notarial seal, this the 28<sup>th</sup> day of February, 2013

Mary Scott  
Notary Public

My Commission Expires August 10, 2013

EXHIBIT A

PARCEL ID # 190219

PIN #0827-01-27-4649

**BEGINNING** at a stake on the east side of the public road known as the Jim Mason Road, at C.O. Pearson's northwest and at the southwest corner of Tract 18 on the plat hereinafter referred to; and running thence along and with the east side of said road in a general northerly direction 2692 feet to a stake at the Southwest corner of Tract 16; thence North 45 degrees 0 minutes East 1460 feet to a stake at the corner of Tracts 17 and 18; thence South 6 degrees 30 minutes West 2509 feet to a stake; thence South 28 degrees 15 minutes West 337 feet to the point or place of **BEGINNING**, containing 35.3 acres, more or less, and being Tract 18, as shown on plat of Cobb Farms, Inc., by S.M. Credle, C.E. , dated October, 1937, and recorded in Plat Book 12, Page 24, Durham County Registry, to which reference is hereby made.

**This conveyance is made subject to all out-conveyances, easements, restrictions, conditions, covenants and agreements of record as may lawfully apply to the Property conveyed hereby or any part thereof.**