

WAKE COUNTY, NC 25  
LAURA M RIDDICK  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
10/19/2015 09:26:26

BOOK:016185 PAGE:00665 - 00668

Mail after recording to: Grantee  
This instrument was prepared by: Jay H. Krall, Attorney at Law

PIN #: 0883033439

No Excise Tax due. Distribution pursuant to the  
provisions of a Will - NCGS § 105-228.29(3)

**NORTH CAROLINA GENERAL WARRANTY DEED**

**NORTH CAROLINA**

**WAKE COUNTY**

THIS DEED, made this 29th day of September, 2015, by and between

**GRANTOR**

**CATHERINE B. BAILEY, Ancillary  
Administrator of the Estate of JOSEPH  
M. BAILEY File #15E3165 Wake  
County Superior Court.**

99 N. Hawkhurst Circle  
Magnolia, TX 77354

**GRANTEE**

**CATHERINE B. BAILEY, Trustee, of  
the BAILEY BYPASS TRUST, under  
Article V of the JOSEPH AND  
CATHERINE BAILEY REVOCABLE  
TRUST, dated March 4, 2011; a ½  
common and undivided interest.**

99 N. Hawkhurst Circle  
Magnolia, TX 77354

The designation Grantor and Grantee as used herein shall include said parties, her heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

**WITNESSETH:**

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, that certain lot or parcel of land situated in the New Light Township, Wake County, North Carolina, more particularly described as follows:

BEGINNING at an iron stake, said iron stake being the southwestern corner of the property herein described, the southeastern corner of the property of Marion Keith and the northwestern corner of the property of Jay Keith; going thence along the line of Marion Keith as follows: N, 17°41' E. 1477.10 feet to an old stone; thence along a chopped line S. 86°57' 30" E. 4551.40 feet past an iron stake to a point in the center of Ledge Creek; going thence down the center of said Creek as it meanders as follows: S. 8°35' W. 56.90 feet to a point; thence S. 44°38' W. 596.10 feet to a point; thence S. 10°46' W. 136 feet to a point; thence S. 20°48' W. 186 feet to a point; thence S. 53°50' W. 124.50 feet to a point; thence S. 24° W. 92.60 feet to a point; thence S. 29°10' W. 117.50 feet to a point; thence S. 17°54' W. 73.10 feet to a point; thence S. 22°24' W. 96.60 feet to a point; thence away from said Ledge Creek S. 22°24' W. 96.60 feet to an iron stake in the northern margin of the lands of Scott Harkey; going thence along the northern margin of the lands of Scott Harkey, Marion Keith and Jay Keith as follows: S. 70°19' W. 484.60 feet to a stake; thence S. 77°30' W. 222 feet to a stake; thence S. 86°37' W. 59.60 feet to a stake; thence S. 72°5' W. 435.70 feet to a stake; thence S. 80°5' W. 147.90 feet to a stake; thence S. 87°8' W. 326.8 feet to a point in the center of an old road; thence down the center of said old road as follows: S. 89°23' W. 362.50 feet to a point; thence N. 87°37' W. 192.80 feet to a point; thence S. 86°33' W. 284.85 feet to a point; thence N. 85°12' W. 192.40 feet to a point; thence S. 86°49' W. 244.70 feet to a point; thence N. 88°31' W. 228.40 feet to a point; thence N. 89°41' W. 96.20 feet to a point; thence N. 85°33' W. 258.20 feet to point; thence N. 78°39' W. 114.70 feet to an iron stake in the corner of a cemetery; thence away from said old road and around said cemetery as follows: N. 20°10' E. 100 feet to an iron stake; thence N. 73°43' W. 210.3 feet to an iron stake; thence S. 20°10' W. 100 feet to an iron stake in the center of the before mentioned old road; thence down the center of said old road as follows: N. 69°50' W. 53.30 feet to a point; thence N. 62°54' W. 290.70 feet to a point; thence N. 51°43' W. 180 feet to an iron stake, said point being the point and place of beginning, and containing 165.5 acres more or less, according to map and survey of G. Vance Powell, R.L.S., dated March, 1968 and being a portion of that property purchased by Alfred Keith by deed recorded in Deed Book 245 at Page 23 in the Wake County Registry

Being that real property conveyed by Lula E. Keith et al. to Joseph M. Bailey by deed dated 06 April 1968 and recorded in Book 1820, Paged 549-554, Wake County Registry.

Less those tracts of lands previously conveyed to third parties.

Grantor acquired the property hereinabove described by warranty deed recorded in Book 5825, Page 925, Wake County Registry of Deeds.

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 is seized of the property 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 against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand the day and year first above written.

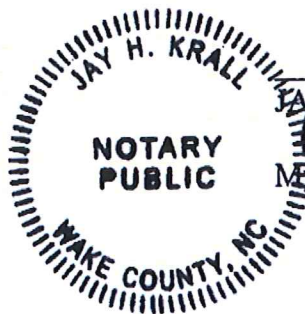
*Catherine B. Bailey*  
CATHERINE B. BAILEY

**NORTH CAROLINA**

**WAKE COUNTY**

I, JAY H. KRALL, a Notary Public for Wake County, North Carolina, certify that **CATHERINE B. BAILEY**, as Ancillary Administrator of the Estate of Joseph M. Bailey, personally appeared before me this day and acknowledged the execution of the foregoing deed.

WITNESS my hand and official stamp, this 29th day of September, 2015.



*Jay H. Krall*  
JAY H. KRALL, Notary Public  
My Commission Expires: 08/06/2019

To Joe

NORTH CAROLINA

BOOK 1820 PAGE 549

GRANVILLE COUNTY

THIS DEED made and entered into this the 6<sup>th</sup> day of April, 1968, by and between Lula E. Keith, widow; Grover S. Keith and wife, Mary M. Keith; Woods Keith and wife, Ruth G. Keith; Abner Fletcher Keith and wife, Margaret J. Keith; Frances R. Keith, widow; Earl H. Keith and wife, Peggy B. Keith; William A. Keith and wife Bobbie M. Keith; Carroll W. Keith and wife, Barbara B. Keith; and Frances K. Young and husband, Landis Young, parties of the first part, to Joseph M. Bailey, party of the second part;

W I T N E S S E T H:

That whereas, John H. Keith died seized and possessed of a certain tract or parcel of land located in Wake County, North Carolina, 20 acres of which was owned by John H. Keith, the remainder of said land being owned by John H. Keith and wife, Lula E. Keith, as tenants by the entirety; and whereas John H. Keith is now deceased leaving surviving him his widow, Lula E. Keith and four sons, Grover S. Keith, Woods Keith, Abner Fletcher Keith and Morris Keith; that Morris Keith is now deceased leaving surviving him his widow, Frances R. Keith and four children, Earl H. Keith, William A. Keith, Carroll W. Keith and Frances Keith Young; and whereas the parties of the first part desire to transfer all their right title and interest in said lands to the party of the second part.

NOW, THEREFORE, said parties of the first part, for and in consideration of the sum of ten dollars and other good and valuable consideration the receipt of which is hereby expressly acknowledged, the parties of the first part do hereby give, grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, that certain tract or parcel of land lying and being situate in New Light Township, Wake County, North Carolina, and more particularly described as follows:



WATKINS & EDMUNDSON  
ATTORNEYS AT LAW  
148 COLLEGE STREET  
OXFORD, N. C.

BEGINNING at an iron stake, said iron stake being the southwestern corner of the property herein described, the southwestern corner of the property of Marion Keith and the northwestern corner of the property of Jay Keith; going thence along the line of Marion Keith as follows: N. 17° 41' E. 1477.10 feet to an old stone; thence along a chopped line S. 86° 57' 30" E. 4551.40 feet past an iron stake to a point in the center of Ledge Creek; going thence down the center of said Creek as it meanders as follows: S. 8° 35' W. 56.90 feet to a point; thence S. 44° 38' W. 596.10 feet to a point; thence S. 10° 46' W. 136 feet to a point; thence S. 20° 48' W. 186 feet to a point; thence S. 53° 50' W. 124.50 feet to a point; thence S. 24° W. 92.60 feet to a point; thence S. 29° 10' W. 117.50 feet to a point; thence S. 17° 54' W. 73.10 feet to a point; thence S. 22° 24' W. 96.60 feet to a point; thence away from said Ledge Creek S. 22° 24' W. 96.60 feet to an iron stake in the northern margin of the lands of Scott Harkey; going thence along the northern margin of the lands of Scott Harkey, Marion Keith and Jay Keith as follows: S. 70° 19' W. 484.60 feet to a stake; thence S. 77° 30' W. 222 feet to a stake; thence S. 86° 37' W. 59.60 feet to a stake; thence S. 72° 5' W. 435.70 feet to a stake; thence S. 80° 5' W. 147.90 feet to a stake; thence S. 87° 8' W. 326.8 feet to a point in the center of an old road; thence down the center of said old road as follows: S. 89° 23' W. 362.50 feet to a point; thence N. 87° 37' W. 192.80 feet to a point; thence S. 86° 33' W. 284.85 feet to a point; thence N. 85° 12' W. 192.40 feet to a point; thence S. 86° 49' W. 244.70 feet to a point; thence N. 88° 31' W. 228.40 feet to a point; thence N. 89° 41' W. 96.20 feet to a point; thence N. 85° 33' W. 258.20 feet to a point; thence N. 78° 39' W. 114.70 feet to an iron stake in the corner of a cemetery; thence away from said old road and around said cemetery as follows: N. 20° 10' E. 100 feet to an iron stake; thence N. 73° 43' W. 210.3 feet to an iron stake; thence S. 20° 10' W. 100 feet to an iron stake in the center of the before mentioned old road; thence down the center of said old road as follows: N. 69° 50' W. 53.30 feet to a point; thence N. 62° 54' W. 290.70 feet to a point; thence N. 51° 43' W. 180 feet to an iron stake, said point being the point and place of beginning, and containing 165.5 acres more or less, according to map and survey of G. Vance Powell, R.L.S. dated March, 1968 and being a portion of that property purchased by Alfred Keith by deed recorded in Deed Book 245 at page 23 in the Wake County Registry.

TO HAVE AND TO HOLD the above described tract or parcel of land, with all of the privileges and appurtenances thereunto belonging, unto him, the said party of the second part, his heirs and assigns, in fee simple forever.

And the said parties of the first part hereby covenant and agree to and with the said party of the second part, her heirs and assigns, that they are seized of said tract or parcel of land in fee and have the right to convey the same in fee simple; that said land is free and clear from any and all encumbrances, and they will forever warrant and defend the title to the same against the lawful claims and demands of any and all persons whomsoever.

IN TESTIMONY WHEREOF, the said parties of the first part have hereunto set their hands and affixed their seals, this the day and year first above written.

Lula E. Keith (SEAL)  
Grover S. Keith (SEAL)  
Mary M. Keith (SEAL)  
Woods Keith (SEAL)  
Ruth G. Keith (SEAL)  
Abner Fletcher Keith (SEAL)  
Margaret J. Keith (SEAL)  
Frances R. Keith (SEAL)  
Earl H. Keith (SEAL)  
Peggy B. Keith (SEAL)  
William A. Keith (SEAL)  
Bobbie M. Keith (SEAL)  
Carroll W. Keith (SEAL)  
Barbara B. Keith (SEAL)  
Frances K. Young (SEAL)  
Landis Young (SEAL)

NORTH CAROLINA

Wake COUNTY

I, John H. Keith, a Notary Public of the county and state aforesaid, do hereby certify that on this day personally appeared before me, Lula E. Keith, widow, one of the signers and sealers of the foregoing and hereto annexed deed and acknowledged the due execution of the same for the purposes therein set forth.

Witness my hand and notarial seal, this the 11 day of April, 1968.

My commission expires: 9/23/68

John H. Keith Notary Public

NORTH CAROLINA

BOOK 1820 PAGE 111

WAKE COUNTY

THIS DEED made and entered into this the \_\_\_\_ day of May, 1968, by and between Marion Keith and wife, Geneva Keith, parties of the first part, to Lula E. Keith, widow, Grover S. Keith, and wife, Mary M. Keith; Woods Keith and wife, Ruth G. Keith; Abner Fletcher Keith and wife, Margaret J. Keith; Frances R. Keith, widow; Earl H. Keith and wife, Peggy Keith; William A. Keith and wife, Bobbie Keith; Carrol W. Keith and wife, Barbara Keith; and Frances K. Young and husband, Landis Young, parties of the second part;

W I T N E S S E T H:

That whereas, said parties of the first part own a certain tract or parcel of land in New Light Township, Wake County, North Carolina, the same being the lands conveyed to them by deed recorded in Deed Book 657, page 263, in the office of the Register of Deeds of said county, which deed is hereby referred to for greater certainty of description; and whereas, said parties of the second part own a certain other tract of land adjoining the said parties of the first part, the same containing 165.5 acres, more or less and being inherited by the parties of the second part from their father, Johnie H. Keith and being in New Light Township, Wake County, North Carolina; and whereas, there is existing at the present time a roading leading from S. R. 1900 and also being known as the Boyce Mill Road over and across the property of the parties of the first part to the property owned by the parties of the second part; and whereas, the parties of the second part have requested the parties of the first part to grant them a perpetual right and easement over and across said road; and whereas, the parties of the first part have agreed so to do;

NOW, THEREFORE, said parties of the first part for and in consideration of the sum of one dollar to them in hand paid, the receipt of which is hereby expressly acknowledged, do hereby give, grant, and convey unto said parties of the second

part, a perpetual right and easement of egress, ingress and regress over and upon said road as it now exists from S.R. 1900 over the lands of the parties of the first part recorded in Deed Book 687, at page 232, and Deed Book 657, at page 263, to the tract or parcel of land now owned by the parties of the first part.

TO HAVE AND TO HOLD the right and easement hereby granted to the respective grantees and their successors in title forever; it being agreed that the rights and easements hereby granted are for the common use of, are appurtenant to and run with the tract of land owned by the parties of the second part as hereinabove referred to.

IN TESTIMONY WHEREOF, said parties have hereunto set their hands and seals, the day and year first above written.

Marion Keith (SEAL)

Geneva Keith (SEAL)

NORTH CAROLINA

GRANVILLE COUNTY

I, Samuel M. Veasey, a Notary Public of the county and State aforesaid, do hereby certify that on this day personally appeared before me, Marion Keith and wife, Geneva Keith, signers and sealers of the foregoing and hereto annexed deed and acknowledged the due execution of the same for the purposes therein set forth.

Witness my hand and notarial seal, this the 6th day of May, 1968.

Samuel M. Veasey  
Notary Public

My commission expires:

June, 1968



NORTH CAROLINA—WAKE COUNTY

The foregoing certificate is of Samuel M. Veasey

Notary Public is  
(and) certified to be correct. This instrument was presented for registration and recorded in this  
office in Book 1820, Page 112, at 2:50 o'clock P. M.  
This 12 day of May, 1968

By J. A. Rowland  
Deputy Register of Deeds