

WAKE COUNTY, NC 145
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
02/11/2014 AT 15:24:12
BOOK:015578 PAGE:01509 - 01512

HOLD FOR: Warren Shackleford, Attorneys, P.L.L.C. *Box 2014*

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

TAX IDENTIFICATION #: 74678

REVENUE STAMP \$ 0.00

NORTH CAROLINA GENERAL WARRANTY DEED

This deed made this 29th day of January, 2014 by and between:

GRANTOR: REX I. WATKINS AND WIFE, ELLA MAE WATKINS

GRANTEE: REX I. WATKINS AND WIFE ELLA MAE WATKINS, A LIFE ESTATE AND KATHY LYNN
WATKINS AND TRACY LYNN WATKINS AND TAMARA LYNN WELTMAN, A REMAINDER
INTEREST
12695 SW 84th Avenue Road, Miami, FL 33156-5803

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 _____, COUNTY OF *WAKE*

SEE ATTACHED EXHIBIT "A"

Conveyed to Rex I. Watkins and to Ella Mae Watkins is a Life Estate in the above described
property.

Conveyed to Kathy Lynn Watkins, Tracy Lynn Watkins and Tamara Lynn Weltman is a remainder
interest in the above described property.

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.

Rex I. Watkins
(SEAL)

Elia Mae Watkins
(SEAL)

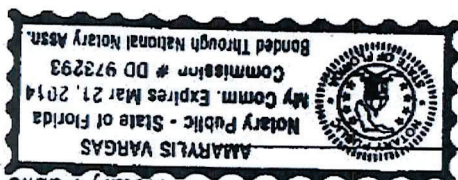
STATE OF Florida, COUNTY OF Hiami-Dade

I, MARYLIS VARGAS, a Notary Public for the County and State aforesaid, certify that Rex I. Watkins and wife, Elia Mae Watkins personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the 7th day of February, 2014.

Notary Public

Marylis Vargas



My Commission Expires:

EXHIBIT "A"

BEGINNING at a corner marked by an iron in pine stump; thence south
 87 degrees east 636.3 feet to a corner marked by a small Hickory;
 thence south 4 degrees west 190.4 feet to a corner marked by an iron
 pin on the north side of the road; thence south 88 degrees 30 minutes
 east 434 feet to a stake and corner; thence south across the road 59
 feet to an iron pin and corner; thence north 88 degrees 30 minutes
 west 20 feet to an iron pin and corner; thence south 27 degrees 30
 minutes west 440 feet to a corner in an unpaved road running toward
 Zebulon; thence north 49 degrees west along said road 244 feet; thence
 north 44 degrees west along said road 389 feet to a corner in the
 paved road running from Fowler's Cross Road to Wake Cross Road; thence
 north 85 degrees west along said road 400 feet to a corner in said
 road; thence north 3 degrees 15 minutes east 209.8 feet to the point
 of beginning, containing 6.88 acres according to map and survey made
 by E. C. Smith, R.L.S. December 20, 1961.

4 p = x