

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: GIFT

Parcel ID No.: 028527

This instrument was prepared by/Please return to: Spence, Carter & Reed, P.A.

Brief Description for the Index: Lot 80, Windermere S/D

NO TITLE EXAMINATION, NO TAX ADVICE, NOT CLOSING ATTORNEY

THIS DEED made this 30th day of July, 2025 by and between

GRANTOR	GRANTEE
<p>Meresa Smith Morgan and husband, Michael Gregory Morgan; and Teresa Marcel Grant (Heirs of Mary Eloise Grant)</p> <p>And Teresa Marcel Grant, Executor of the Estate of Mary Eloise Grant, File No. 25E000803-500, Johnston County</p> <p>Primary Residence: Yes/No.</p>	<p>Teresa Marcel Grant</p> <p>8804 Crestwood Drive Garner, NC 27529</p>

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 Cary Township, Wake County, North Carolina and more particularly described as follows:

BEING all of Lot 80, Windemere Subdivision, Phase 3, Lots 72-95, Phase 3, as shown on a map recorded in Book of Maps 2001, page 76, Wake County Registry.

All of the above-described property was conveyed to Russell G. Grant, Jr. and wife, Mary Eloise Grant in Deed Book 12360, page 494, Wake County Registry on January 17, 2007. Russell G. Grant, Jr. died on January 10, 2023, and upon his passing, by virtue of the tenancy by the entirety, Mary Eloise Grant became the sole owner of the property. Mary Eloise Grant died testate June 13, 2025, and her estate is of record in the Office of the Clerk of Superior Court of Johnston County, North Carolina in File No. 25E000809-500. Though she died testate, the Mary's Last Will and Testament does not provide a contingency for who owns her property if her husband predeceases her, therefore partially passing intestate. Mary was survived by two daughters, Teresa Marcel Grant

submitted electronically by "Spence, Carter & Reed, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

and Meresa Smith Morgan, the Grantors herein. The Grantors intend with this deed to convey any and all interest they possess by virtue of their mother's passing to Teresa Marcel Grant, Grantee herein.

Pursuant to NCGS 28A-17-12(a)(2), the personal representative joins in the execution of this deed in the sale of this property after the first publication of notice to creditors and within 2 years of decedents death, but before the approval of the final account, so that this conveyance will not be void as to creditors.

Michael Gregory Morgan does not hold title to the fee and joins in this deed only to convey his inchoate marital interest in the property under North Carolina law, and under such law thereby makes neither warranty nor covenant.

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, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Restrictions and Easements of Record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

 (SEAL)
Teresa Marcel Grant

 (SEAL)
**Teresa Marcel Grant, Executor of the
Estate of Mary Eloise Grant, File No.
25E000803-500, Johnston County**


STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON



I, Isabella Moose, a Notary Public of the aforesaid State and County, certify that **Teresa Marcel Grant, individually, and as Executor of the Estate of Mary Eloise Grant, File No. 25E000803-500, Johnston County**, Grantor, personally came before me this day and acknowledged the foregoing instrument.

Witness my hand and official seal this the 30 day of July, 2025.

My Commission expires: 01/20/2030

 Notary Public

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Meresa Smith Morgan (SEAL)
Meresa Smith Morgan

[Signature] (SEAL)
Michael Gregory Morgan

STATE OF MISSISSIPPI
COUNTY OF HARRISON



I, Terie Velardi, a Notary Public of the aforesaid State and County, certify that **Meresa Smith Morgan**, Grantor, personally came before me this day and acknowledged the foregoing instrument.

Witness my hand and official seal this the 22nd day of July, 2025.

My Commission expires: March 28, 2027

Terie Velardi Notary Public

STATE OF MISSISSIPPI
COUNTY OF HARRISON



I, Terie Velardi, a Notary Public of the aforesaid State and County, certify that **Michael Gregory Morgan**, Grantor, personally came before me this day and acknowledged the foregoing instrument.

Witness my hand and official seal this the 22nd day of July, 2025.

My Commission expires: March 28, 2027

Terie Velardi Notary Public