

*Bob Thompson*

FOR REGISTRATION REGISTER OF DEEDS  
JUDY D. MARTIN  
MOORE COUNTY, NC  
2004 JUL 23 04:42:26 PM  
BK:2608 PG:505-513 FEE:\$285.00  
NC REVENUE STAMP:\$250.00  
INSTRUMENT # 2004014224

Drafted by: Robert S. Thompson, Attorney at Law  
ROBERT S. THOMPSON, P.A.  
325 West Pennsylvania Avenue, Suite E  
Southern Pines, North Carolina 28387

**NORTH CAROLINA**

**WARRANTY DEED**

**MOORE COUNTY**

**THIS DEED**, made this 16<sup>th</sup> day of June, 2004, by **JAMES G. MACAULAY, JR.** as Personal Representative of the **Estate of James G. Macaulay, Sr.**; **PETER W. MACAULAY** and wife **MARY LOU MACAULAY**; **JAMES G. MACAULAY, JR.** and wife **MARY CHARLENE MACAULAY**; **ROBERT M. MACAULAY** unmarried; **JO ANN BRANNAN** and husband **THOMAS BRANNAN**; **THOMAS M. MACAULAY** and wife **RODER MACAULAY**; **BONNIE M. ALBRITTON** and husband **ALAN ALBRITTON**, being all of the beneficiaries under the will of **JAMES G. MACAULAY, SR.**, collectively, Grantor, to **HOWARD A. TRACE** of 1100 Seven Lakes North, West End, North Carolina, 27376, Grantee;

**WITNESSETH:**

That said Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, tract, or parcel of land situate in Seven Lakes, Mineral Springs Township, Moore County, North Carolina, and more particularly described as follows:

BEING Lot 33, as shown on that certain plat entitled "Lots 33 & 34, Windsor, Seven Lakes Townhouses, Mineral Springs Township, Moore County, North Carolina", made by Central Carolina Surveyors, P.A., West End, N.C., dated February 9, 1983, and recorded in Plat Cabinet 2, Slide 303, Moore County Registry to which plat reference is made for a more particular description of said lot.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 510, Page 532, Moore County Registry.

**JAMES G. MACAULAY, SR.** died Testate a resident of Moore County, North Carolina. See estate file 2004E 137 filed in the Moore County Clerk of Superior Court Records. **FRANCES R. MACAULAY** died Testate a resident of Moore County, North Carolina. See estate file 2003E 429 filed in the Moore County Clerk of Superior Court Records.

This conveyance is made subject to: (i) the lien of the County of Moore for taxes or other assessments for the current year, which taxes or other assessments shall be pro rated as of the date of closing; and (ii) utility easements and (iii) unviolated restrictive covenants that do not materially affect the value of the property.

**TO HAVE AND TO HOLD** the aforesaid lot, tract, or parcel of land, and all privileges and appurtenances thereto belonging to the said Grantee in fee simple; subject, however, to the hereinabove stated exceptions, reservations and conditions.

And the Grantor covenants with the Grantee, that Grantor is seized of said premises in fee simple and has the right to convey in fee simple; that the 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; subject, however, to the exceptions, reservations and conditions hereinabove referred to.

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.

**IN WITNESS WHEREOF**, the said 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, the day and year first above written.

James G. Macaulay, Jr. (SEAL)  
**JAMES G. MACAULAY, JR.** as Personal Representative

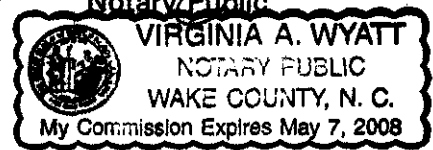
**STATE OF NORTH CAROLINA**  
**COUNTY OF ~~MOORE~~ WAKE**

I, Virginia A. Wyatt, a Notary Public of the County and State aforesaid, certify that **JAMES G. MACAULAY, JR.** as Personal Representative, Grantor personally came before me this day and acknowledged the execution of the annexed Deed of Conveyance.

Witness my hand and notarial seal, this 24<sup>th</sup> day of JUNE, 2004.

Virginia A. Wyatt  
Notary Public

My Commission Expires: May 7, 2008 2



Signature Page for Deed, 1

Date: 6/24/04

James G. Macaulay, Jr. (SEAL)  
JAMES G. MACAULAY, JR.

Mary Charlene Macaulay (SEAL)  
MARY CHARLENE MACAULAY

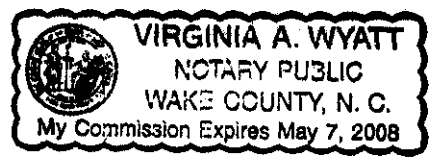
STATE OF NORTH CAROLINA  
COUNTY OF WAKE

I, Virginia A. Wyatt, a Notary Public of the County and State aforesaid, certify that **JAMES G. MACAULAY, JR.** and wife **MARY CHARLENE MACAULAY**, Grantor personally came before me this day and acknowledged the execution of the annexed Deed of Conveyance.

Witness my hand and notarial seal, this 24<sup>th</sup> day of JUNE, 2004.

Virginia A. Wyatt  
Notary Public

My Commission Expires: May 7, 2008



Signature Page for Deed, 2

Date: 7/13/04

*Peter W. Macaulay* (SEAL)  
PETER W. MACAULAY

*Mary Lou Macaulay* (SEAL)  
MARY LOU MACAULAY

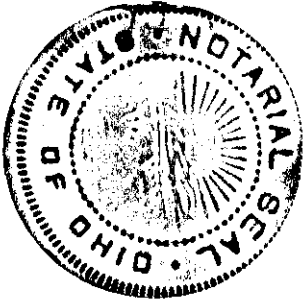
STATE OF OHIO  
COUNTY OF SUMMIT

I, TERRY L MAY, a Notary Public of the County and State aforesaid, certify that **PETER W. MACAULAY** and wife **MARY LOU MACAULAY**, Grantor personally came before me this day and acknowledged the execution of the annexed Deed of Conveyance.

Witness my hand and notarial seal, this 13 day of JULY, 2004.

*Terry L May*  
Notary Public

My Commission Expires: TERRY L MAY, Notary Public  
STATE OF OHIO  
My Commission Expires 5-3-05



Signature Page for Deed, 3

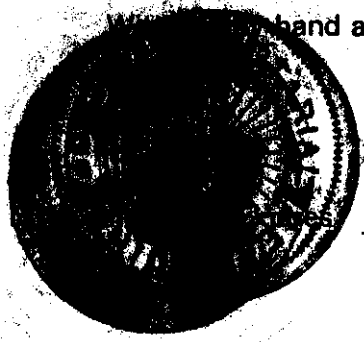
Date: 6-30-04

Robert M. Macaulay (SEAL)  
ROBERT M. MACAULAY

STATE OF Ohio  
COUNTY OF Cuyahoga

I, ELAINE OHMER, a Notary Public of the County and State aforesaid, certify that **ROBERT M. MACAULAY**, Grantor personally came before me this day and acknowledged the execution of the annexed Deed of Conveyance.

and notarial seal, this 30 day of JUNE, 2004.



Elaine Ohmer  
ELAINE N. OHMER Notary Public  
Notary Public, State of Ohio  
My Commission Expires Feb. 21, 2005

Signature Page for Deed, 4

Date: 6/30/2004

[Signature] (SEAL)  
JO ANN BRANNAN

[Signature] (SEAL)  
THOMAS BRANNAN

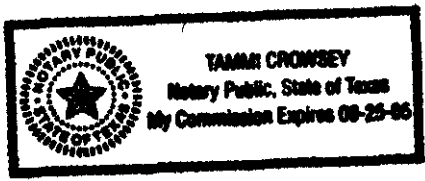
STATE OF TEXAS  
COUNTY OF Cooke

I, TAMMI CROWSEY, a Notary Public of the County and State aforesaid, certify that **JO ANN BRANNAN** and husband **THOMAS BRANNAN**, Grantor personally came before me this day and acknowledged the execution of the annexed Deed of Conveyance.

Witness my hand and notarial seal, this 30<sup>th</sup> day of June, 2004.

[Signature]  
Notary Public

My Commission Expires: 09-25-04



Signature Page for Deed, 5

Date: 6-26-04

Thomas M. Macaulay (SEAL)  
THOMAS M. MACAULAY

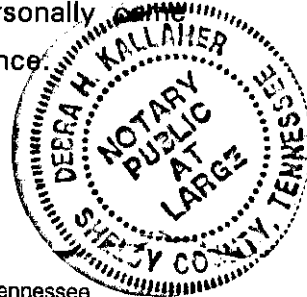
Roder Macaulay (SEAL)  
RODER MACAULAY

STATE OF Tennessee  
COUNTY OF Shelby

I, Debra H. Kallaher, a Notary Public of the County and State aforesaid, certify that **THOMAS M. MACAULAY** and wife **RODER MACAULAY**, Grantor personally came before me this day and acknowledged the execution of the annexed Deed of Conveyance.

Witness my hand and notarial seal, this 26<sup>th</sup> day of June, 2004.

Debra H. Kallaher  
Notary Public



My Commission Expires: Dec. 7, 2004

DEBRA H. KALLAHER  
Notary Public, Shelby County, Tennessee  
My Commission Expires December 7, 2004

Date: 7/2/04

Bonnie M. Albritton (SEAL)  
BONNIE M. ALBRITTON

[Signature] (SEAL)  
ALAN ALBRITTON

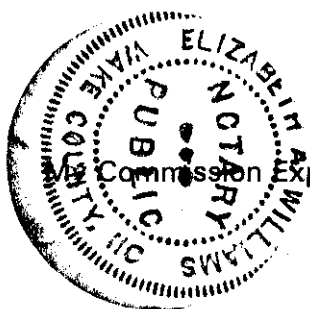
STATE OF NORTH CAROLINA

COUNTY OF Walce

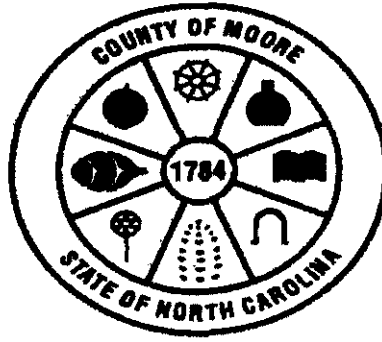
I, Elizabeth A. Williams, a Notary Public of the County and State aforesaid, certify that **BONNIE M. ALBRITTON** and husband **ALAN ALBRITTON**, Grantor personally came before me this day and acknowledged the execution of the annexed Deed of Conveyance.

Witness my hand and notarial seal, this 2 day of July, 2004.

Elizabeth A. Williams  
Notary Public



Commission Expires: 4-17-06



JUDY D. MARTIN  
REGISTER OF DEEDS, MOORE  
JUDICIAL BUILDING  
100 DOWD STREET  
CARTHAGE, NC 28327

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Filed For Registration: 07/23/2004 04:42:26 PM

Book: RE 2608 Page: 505-513

Document No.: 2004014224

DEED 9 PGS \$285.00

NC REAL ESTATE EXCISE TAX: \$250.00

Recorder: LINDA CHEEK

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State of North Carolina, County of Moore

The foregoing certificate of TERRY L MAY , ELAINE N OHMER , TAMMI CROWSEY , DEBRA H KALLAHER , ELIZABETH A WILLIAMS , VIRGINIA A WYATT Notaries are certified to be correct. This 23 RD of July 2004

JUDY D. MARTIN , REGISTER OF DEEDS

By: *Linda W. Cheek*

Deputy/Assistant Register of Deeds

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**\*2004014224\***

2004014224