

Beale's line to the land of J. M. Cobb known as the "Cobb Place" thence along the line of said "Cobb Place" tract to lands of Vaughan & Gay, thence east along the line of said Vaughan & Gay and John Ellis to the beginning, and containing one hundred and fifty one acres more or less, and whereas the said Gardner was instructed by deed, or conveyance from said Laurence, if the said Laurence should make default in payment of above mentioned bond due unto the said Vaughan Barnes & Co. to sell said land for cash, and apply the proceeds of said sale as the law directs, and whereas the said Simon M. Laurence and Maggie A. his wife of the said State of North Carolina did, on the 30th day of July 1878 in consideration of the sum of six hundred dollars to them paid by James W. Duke of the said County of Southampton, convey, bargain & sell unto the said Duke all of their right, title, and interest in said land, bounded by the lands of Wm. Beale, J. M. Cobb Vaughan & Gay & others and containing by estimation one hundred and fifty one acres more or less, and whereas after said conveyance it appeared that the said bond due unto the said Vaughan Barnes & Co. had not been fully satisfied, and whereas the said Vaughan Barnes & Co. did, in accordance with the provisions of said deed from said Simon M. Laurence, instruct the said Gardner named as Trustee in said deed to advertise and sell said land for cash, and whereas the said A. L. Gardner did advertise the sale of said land, and did sell the same for cash on the 9th day of February 1880. and whereas Ralph Stunnett did become the purchaser of said land, by bidding the highest sum for the same to wit: One thousand and forty dollars, now therefore this deed made this 9th day of February 1880, between the said A. L. Gardner Trustee and the said James W. Duke witnesseseth that in consideration of the above mentioned sum of one thousand and forty dollars to them paid the receipt whereof is hereby acknowledged, they the said A. L. Gardner and Jas. W. Duke by virtue of the power vested in him the said Gardner as trustee, and in the said Duke in his own right, do grant, bargain, sell, and convey, the former with special, the latter with general warranty unto the said Ralph Stunnett the above mentioned tract or parcel of land.