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Recorded: 06/05/2008 at 01:15:28 PM
Fee Amt: \$348.00 Page 1 of 3
Excise Tax: \$328.00
Franklin County North Carolina
Linda H. Stone Register of Deeds
BK 1687 PG 521-523

by: Betty Harrington Deputy

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$328.00

Parcel Identifier No. 3948-300 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Malcolm E. Harris, P.A. (BOX 78) P.O. Box 1100 Wake Forest, NC 27588

This instrument was prepared by: Malcolm E. Harris, P.A. Attorney at Law

Brief description for the Index: _____

THIS DEED made this 30th day of May, 2008, by and between

GRANTOR	GRANTEE
Melanie A. Carey and spouse, Warren R. Carey and Richard John Bai and spouse, Marie F. Bai	Roy A. Tevepaugh and spouse, Amy B. Tevepaugh 604 Young Forest Drive Wake Forest, NC 27587

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 the City of _____, _____ Township, Franklin County, North Carolina and more particularly described as follows:

Being all of Lot 52, Young Forest, Phase II, Map 2, as shown on plat recorded in Plat Record File 3, Slide 90-206, Franklin County Registry.

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The property hereinabove described was acquired by Grantor by instrument recorded in Book 986, Page 718, Franklin County Registry.

A map showing the above described property is recorded in Plat Record File 3, Slide 90-206, Franklin County Registry.
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 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 against the lawful claims of all persons whomsoever, other than the following exceptions:

1. Ad Valorem taxes for current and subsequent years.
2. Restrictive Covenants recorded in Book 869, Page 702; Book 931, Page 502; and amended in Book 932, Page 69, Franklin County Registry.
3. Right of Way to WEMC recorded in Book 933, Page 400, Franklin County Registry.
4. Road Maintenance Agreement recorded in Book 914, Page 726, Franklin County Registry.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Melanie A. Carey (SEAL)
Melanie A. Carey

Richard John Bai
by Melanie A. Carey his attorney (SEAL) *in fact.*
Richard John Bai
By Melanie A. Carey, his Attorney in Fact

Warren R. Carey (SEAL)
Warren R. Carey

Marie F. Bai
by Melanie A. Carey her attorney (SEAL) *in fact.*
Marie F. Bai
By Melanie A. Carey, her Attorney in Fact

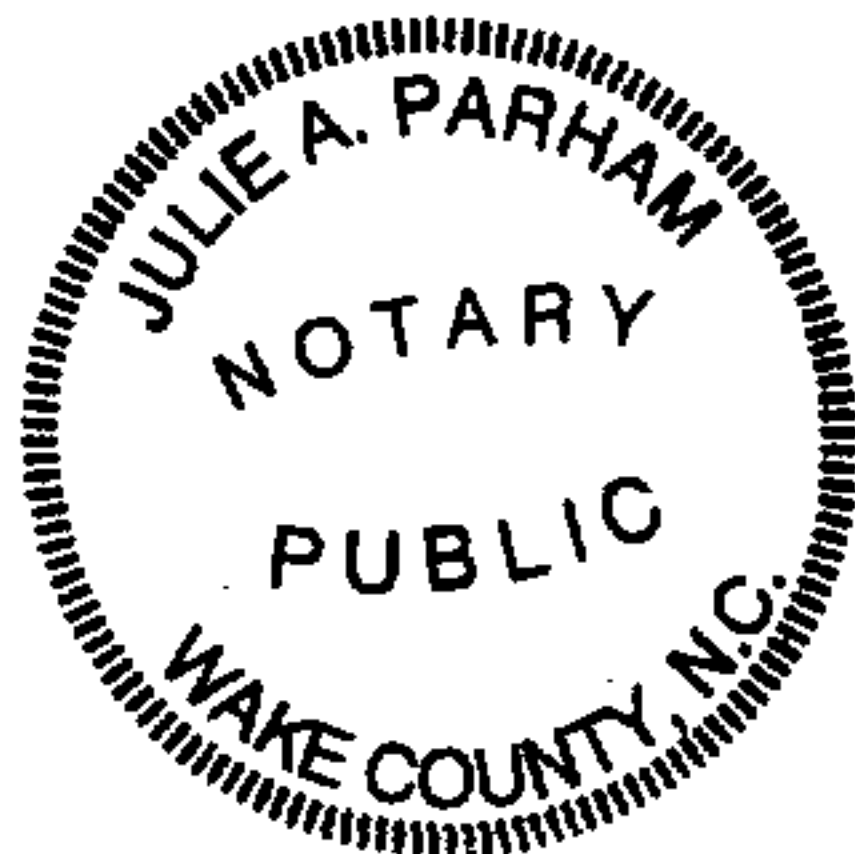
State of North Carolina – County of Wake

I certify that the following person (s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose state herein and in the capacity indicated: Melanie A. Carey and Warren R. Carey.

DATE: June 2, 2008
(Official Seal)

Julie A. Parham
Official Signature of Notary
JULIE A. PARHAM
Notary's printed or typed name

My commission expires: 04-01-2011



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STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, Julie A. Parham, a Notary Public of the County and State aforesaid, do hereby certify that Melanie A. Carey, Attorney in Fact for Richard John Bai and Marie F Bai, personally appeared before me this day and being by me duly sworn, says that she executed the foregoing and annexed instrument for and on behalf of Richard John Bai and Marie F. Bai, that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the office of the Register of Deeds of Franklin County on 5th day of June, 2008, in Book 1687, Page 519, and this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney; that the said Melanie A. Carey, acknowledged the due execution of the foregoing instrument for the purposes therein expressed for and on behalf of the said Richard John Bai and Marie F. Bai.

Witness my hand and official seal this 2 day of June, 2008.

My Commission Expires:

04-01-2011

Julie A. Parham
Notary Public

