

020954

STATE OF
NORTH
CAROLINA
APR 16 '82
PB. 10707

Real Estate
Excise Tax
= 11.50

NORTH CAROLINA
FRANKLIN COUNTY

Filed for Registration the 16th day of
April AD. 19 82 at 4:30 P.M.
registered the 16th day of April
A. 1982 In Book 810 Page 156-157
Matthew S. Schlein
REGISTER OF DEEDS

Excise Tax	11.50	Recording Time, Book and Page
Tax Lot No.	Parcel Identifier No	
Verified by	County on the	day of , 19
by		

Mail after recording to Rich and Warren, Attorneys, P.O. Box 1187, Wake Forest, NC 27587

This instrument was prepared by James S. Warren, Attorney

Brief description for the Index near S.R. 1103

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 15th day of April , 19 82 , by and between	
GRANTOR	GRANTEE
COUNTRY ROAD PROPERTIES, INC.	WILLIAM E. McGEE, JR. AND WIFE, GLENDA W. McGEE
	6109 Buffaloe Road, Lot 58 - Raleigh, NC 27604

Enter in appropriate block for each party name, address, and, if appropriate, character of entity, e.g. corporation or partnership

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 , Youngsville Township, Franklin County, North Carolina and more particularly described as follows

BEGINNING at an iron pipe, said iron pipe being the southeastern corner of Tract 3 as shown on that plat recorded in Plat Record File 1, Slide 174-A, Franklin County Registry and said iron pipe also being the southwestern corner of Tract 4; thence along the line of Tract 4, North 00 deg. 12' 13" East 320.92 feet to a point, thence along the center line of a 60 foot private easement, North 89 deg. 54' 00" West 487.00 feet to an iron pipe; thence along the eastern line of J. H. Fishbaugh and Marilyn Fishbaugh (see deed recorded in Book 803, Page 461, Franklin County Registry), South 00 deg. 07' 18" East 319.54 feet to an iron pipe in the line of W. Z. Whitaker property; thence along the line of W. Z. Whitaker property, South 89 deg. 47' 47" West approximately 487 feet to the BEGINNING.

Along with the above conveyance is a right of way for ingress, egress and regress along that 60 foot private easement shown on those plats recorded in Plat Record File 1, Slide 174-A and Plat Record File 1, Slide 154.

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with fully verified instrument and to identify all
of balance need general bonded witness return
as before has been before completion and
to balance shown as same and will be between
16-85 and of balance previous to date of record
and to balance previous to date of record

_____ to get _____

_____ date _____

_____ to get _____

The property hereinabove described was acquired by Grantor by instrument recorded in

A map showing the above described property is recorded in Plat Book _____ page _____

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 except for the exceptions hereinafter stated Title to the property hereinabove described is subject to the following exceptions

Subject to the right of way of the 60 foot easement shown on the above mentioned plats.

Subject to an easement to Carolina Power & Light Company recorded in Book 802, Page 497, Franklin County Registry.

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

COUNTRY ROAD PROPERTIES, INC.

(Corporate Name)

By _____
President

ATTEST _____
Secretary (Corporate Seal)

USE BLACK INK ONLY

_____(SEAL)
_____(SEAL)
_____(SEAL)
_____(SEAL)

SEAL-STAMP

NORTH CAROLINA, _____ County

I, a Notary Public of the County and State aforesaid, certify that _____ Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument Witness my hand and official stamp or seal, this _____ day of _____, 19____
My commission expires _____ Notary Public

SEAL-STAMP

NORTH CAROLINA, Wake County

I, a Notary Public of the County and State aforesaid, certify that _____ Secretary of Country Road Properties, Inc. a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by _____ as its Secretary Witness my hand and official stamp or seal, this 16th day of April, 1982

My commission expires 5-16-85 _____ Notary Public

North Carolina, Franklin County

NOTARY PUBLIC

The foregoing Certificate(s) of James S. Warren, a Notary Public

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof

Martha D. Shearin REGISTER OF DEEDS FOR Franklin COUNTY
By _____ Deputy/Assistant - Register of Deeds