

BK6096PG0630

PRESENTED
FOR
REGISTRATION

94 APR 22 PM 5:09

KENNETH C. WILKINS
REGISTER OF DEEDS
WAKE COUNTY

WAKE COUNTY

APR 22 94

000483

STATE OF NORTH CAROLINA

368.00

TRON 109



Real Estate
Excise Tax

Excise Tax \$368.00

Recording Time, Book and Page

Tax Lot No. 573-2259 Parcel Identifier No. 0162130
Verified by County on the day of 19
by

PREPARED BY AND HOLD AFTER RECORDING FOR: AARON D. GARRETT, ATTORNEY AT LAW

This instrument was prepared by AARON D. GARRETT, ATTORNEY AT LAW

Brief description for the Index Lot 143, Sec. One, Ph. Three, Maynard Oaks

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 22nd day of April, 19 94, by and between

GRANTOR

GRANTEE

DOUGLAS M. CLARK AND WIFE,
RUTHANN L. CLARK

ROBERT P. MITCHELL AND WIFE,
CAROLYN M. MITCHELL

100 LIVELY COURT, (WEST)
CARY, NC 27511

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

BEING all of Lot 143, Maynard Oaks Subdivision, Phase Three, Section One, according to map recorded in Book of Maps 1987, Page 709, Wake County Registry.

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The property hereinabove described was acquired by Grantor by instrument recorded in Book 4428, Page 685, Wake County Registry

A map showing the above described property is recorded in Plat Book 1987 page 709 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:

1. Subject to Protective Covenants for Maynard Oaks recorded in Book 3210, Page 121 and subjected in Book 4009, Page 436, Wake County Registry.
2. Subject to 1994 Ad Valorem taxes a lien not yet due and payable.

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.

(Corporate Name)

By: _____

President

ATTEST: _____

Secretary (Corporate Seal)

USE BLACK INK ONLY

Douglas M. Clark (SEAL)
DOUGLAS M. CLARK

Ruthann L. Clark (SEAL)
RUTHANN L. CLARK

SEAL-STAMP

Karen L. Williams
Notary Public
Wake County, N.C.

NORTH CAROLINA, Wake County.

I, a Notary Public of the County and State aforesaid, certify that DOUGLAS M. CLARK AND WIFE, RUTHANN L. CLARK

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 22nd day of April, 1994.

My commission expires: 1-17-99 *Karen L. Williams* Notary Public

SEAL-STAMP

NORTH CAROLINA, _____ County.

I, a Notary Public of the County and State aforesaid, certify that _____ Secretary of

personally came before me this day and acknowledged that _____ he is _____ 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 _____ Secretary.

President, sealed with its corporate seal and attested by _____ as its _____ Secretary. Witness my hand and official stamp or seal, this _____ day of _____, 19____.

My commission expires: _____ Notary Public

The foregoing Certificate(s) of

Karen L. Williams

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.

KENNETH C. WILKINS

REGISTER OF DEEDS FOR

Wake

COUNTY

By

James B. Johnson

Deputy/Assistant - Register of Deeds