

BOOK 3816 PAGE 332

PROCESSED
RECORDED
SEP 4 2 00 PM '86

Excise Tax None Recording Time, Book and Page
Tax Lot No. 29-187 Parcel Identifier No. 0086593
Verified by .. County on the day of , 19
by

Mail after recording to Grantee

This instrument was prepared by BRADY, SCHILANSKI AND EARLS (without title examination)

Brief description for the Index

Lt. 77, Irongate, Sec. I

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 3 day of September, 1986, by and between

GRANTOR

GRANTEE

DIXIE C. COATS

DIXIE C. COATS and husband,
WILLIAM J. COATS

411 South Montreal Court
Cary, North Carolina 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 Township,

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

BEING all of Lot 77, Section I, Irongate Subdivision,
as recorded in Book of Maps 1976, page 320,
Wake County Registry, North Carolina.

03816/0382

9/4/1986

BOOK 3816 PAGE 333

The property hereinabove described was acquired by Grantor by instrument recorded in
Book 3198, page 549, Wake County Registry.

A map showing the above described property is recorded in Plat Book 1976, page 320

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:

Deed of Trust recorded in Book 2539, page 45, Wake County Registry;
Restrictive Covenants recorded in Book 2206, page 129, Wake County Registry;
Ten foot drainage easement and five foot pedestrian easement as shown on
the aforesaid recorded map;
General utility service easements of record;
Outstanding ad valorem taxes.

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

Dixie C. Coats (SEAL)
Dixie C. Coats

_____ (SEAL)

_____ (SEAL)

_____ (SEAL)



NORTH CAROLINA, Wake County.

I, a Notary Public of the County and State aforesaid, certify that
Dixie C. Coats

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 3 day of September 1986

My commission expires: 11/19/89 Cathy L. Cooksey Notary Public

SEAL-STAMP

NORTH CAROLINA, _____ County.

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

personally came before me this day and acknowledged that _____ he is _____ Secretary of _____ 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 _____ day of _____, 19 _____

My commission expires: _____ Notary Public

The foregoing Certificate(s) of _____

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.

Rogers R. Cooke KENNETH C. WILKINS REGISTER OF DEEDS FOR Wake COUNTY
By _____ Deputy Assistant - Register of Deeds

10

PRESENTED FOR REGISTRATION
BOOK 3198 PAGE 549
Nov 16 1 02 PM '83
KENHEI: ...INS
REGISTE: ...EEDS
WAKE COUNTY, NC

Excise Tax None

Recording Time, Book and Page

Tax Lot No. 29-187 Parcel Identifier No. 86593
Verified by County on the day of 19
by

Mail after recording to Grantee

This instrument was prepared by Blanchard, Tucker, Twiggs, Denson & Earls, P.A. (without title search)
Brief description for the Index

Lt. 77 Irongate, Sec. I

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 15 day of November 19 83, by and between

GRANTOR

GRANTEE

WILLIAM J. COATS

DIXIE C. COATS
411 South Montreal Court
Cary, North Carolina 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 County, North Carolina and more particularly described as follows:

BEING all of Lot 77, Section I, Irongate Subdivision, as recorded in Book of Maps 1976, page 320, Wake County Registry, North Carolina.

3198 / 0549

11/16/1983

BOOK 3138 PAGE 550

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

Book 2539, page 44, Wake County Registry.

A map showing the above described property is recorded in Plat Book 1976 page 320

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:

Deed of Trust recorded in Book 2539, page 45, Wake County Registry;
Restrictive Covenants recorded in Book 2206, page 129, Wake County Registry;
Ten foot drainage easement along rear lot line of subject property;
Five foot pedestrian easement along eastern side line of subject property;
General utility service easements of record;
Outstanding ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in his 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)

UNDER BLACK INK ONLY

William J. Coats
William J. Coats

(SEAL)

(SEAL)

(SEAL)

(SEAL)



NORTH CAROLINA, Wake County.

I, a Notary Public of the County and State aforesaid, certify that William J. Coats, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 15 day of November, 1983.

My commission expires: 5-18-88 Judy A. Collins, Notary Public

SEAL-STAMP

NORTH CAROLINA, Wake County.

I, a Notary Public of the County and State aforesaid, certify that personally came before me this day and acknowledged that he is Secretary of a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in his name by its President, seated with its corporate seal and attested by as its Secretary. Witness my hand and official stamp or seal, this 15 day of November, 1983.

My commission expires: Notary Public

The foregoing Certificate(s) of Judy A. Collins

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 Deputy Assistant - Register of Deeds

650

PREPARED BY AND MAIL TO LAW OFFICES OF CONSTANCE M LUDWIG
16 W Martin Street, Suite 801
P O Box 788
Raleigh, NC 27602
(919) 828-7099

WAKE COUNTY, NC 16
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
06/04/2003 AT 08:35:47
STATE OF NORTH CAROLINA
REAL ESTATE EXCISE TAX: \$37
BOOK:010172 PAGE:00279 - 00281

TAX LOT NO. 29-287

REV. \$

37⁵⁰

PARCEL ID NO.0086593

**** Deed Prepared Without Title Search ****

BRIEF DESCRIPTION:

STATE OF NORTH CAROLINA
WAKE COUNTY

10172/0279
6/4/2003

NON-WARRANTY DEED

THIS DEED made this the 14th day of April, 2003, by and between WILLIAM J. COATS of 1137 Feldman Drive, Raleigh, North Carolina 27605 and DIXIE COATS of 411 South Montreal Court, Cary, North Carolina 27511, GRANTORS; and DIXIE C. COATS, 411 South Montreal Court, Cary, North Carolina 27511, GRANTEE:

WITNESSETH:

That Grantors, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, have and by these presents do 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 Township, Wake County, North Carolina and more particularly described as follows:

BEING all of Lot 77, Section I, Irongate subdivision,
as recorded in Book of Maps 1976, page 320,
Wake County Registry, North Carolina.

This conveyance is made in accordance with N.C.G.S. § 50-20 and § 39-13.3 for the purpose of dissolving a tenancy by the entireties in the above parcel and vesting said parcel in the Grantee, solely and individually, in fee simple. Grantors hereby consent to Grantee's subsequent conveyance of said property without joinder of Grantors, and Grantors hereby specifically waive and release any right that Grantors may have acquired in said property by reason of marriage. Grantors convey all interest, rights and incidents of ownership now held by Grantors. Grantors release and quitclaim to Grantee all equitable and marital interests that Grantors have in the above property.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3198, Page 549, Book of Deeds, Wake County Registry.

A map showing the above described property is recorded in Plat Book 1976, page 320.

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 they have done nothing to impair such title as Grantors received, and Grantors will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantors, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Deed of Trust recorded in Book 2539, page 45, Wake County Registry; Restrictive Covenants recorded in Book 2206, page 129, Wake County Registry; Ten foot drainage easement and five foot pedestrian easement as shown on the aforesaid recorded map;

General utility service easements of record;
Outstanding ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal the day and year first above written.

William Jackson Coats (SEAL)
WILLIAM JACKSON COATS, GRANTOR

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, a Notary Public of the County and State aforesaid, certify that WILLIAM JACKSON COATS, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 17th day of April, 2003.

Sherry L. Watson
NOTARY PUBLIC

My Commission expires: 4-19-2004 SHERRY L. WATSON
NOTARY PUBLIC
JOHNSTON COUNTY, N.C.

THE FOREGOING CERTIFICATE OF _____, NOTARY PUBLIC, IS 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

_____, REGISTER OF DEEDS
By _____, ASST./DEPUTY REGISTER OF DEEDS

Laura M. Riddick
Register of Deeds
Wake County, NC



Book : 010172 Page : 00279 - 00281

Yellow probate sheet is a vital part of your recorded document.
Please retain with original document and submit for rerecording.



Wake County Register of Deeds
Laura M. Riddick
Register of Deeds

North Carolina - Wake County

The foregoing certificate of Sherry L. Watson

Notary(ies) 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.

Laura M. Riddick, Register of Deeds

By Vernice S. Gowan
Assistant/Deputy Register of Deeds

This Customer Group
of Time Stamps Needed

This Document
New Time Stamp
of Pages
3