

WAKE COUNTY, NC 139
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
10/29/2008 AT 11:31:01

BOOK:013286 PAGE:00932 - 00935

Return To:


LSI-LPS
Recording Department
700 Cherrington Parkway
Coraopolis, PA 15108

4934243

ENV

NORTH CAROLINA GENERAL WARRANTY DEED

Return To: **GRANTEE**

Drawn by: Kenneth R. Embree, Without Benefit of Title Examination

Excise Stamps: \$ 0.00

Tax ID# 1716.11-65-8001 0257201

This Deed is made as of the date set forth in the notary acknowledgment below, by and between:

GRANTOR: Michele M. Weathers and spouse Todd M. Smith

AND

GRANTEE: Michele M. Weathers and spouse Todd M. Smith

Property address: 1701 Tiffany Bay Court #201
Raleigh, NC 27609

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

SEE EXHIBIT A

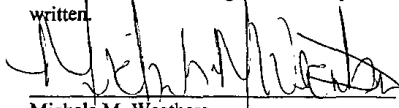
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereunto belonging to GRANTEE in fee simple.

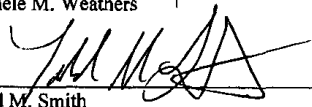
And GRANTOR covenants with GRANTEE, that GRANTOR is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that GRANTOR will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property herein conveyed is subject to the following exceptions:

RECORD OF POOR QUALITY
DUE TO CONDITION OF
ORIGINAL DOCUMENT

- Real estate taxes for the year 2008 and thereafter.
- Rights of way and easements of record affecting the property.
- Restrictions of record affecting the property.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this instrument to be to be signed in its corporate name by its duly authorized official, the day and year first above written.

 (SEAL)
Michele M. Weathers

 (SEAL)
Todd M. Smith

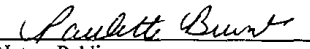
(PB) NEW YORK

STATE OF NORTH CAROLINA - NEW YORK COUNTY

I, PAULETTE BRUNK, a Notary Public for the County of NEW YORK and State aforesaid, do hereby certify that Michele M. Weathers and Todd M. Smith personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the 24 day of OCTOBER, 2008.

Paulette Brunk
Notary Public, State of New York
No. 01BR6127853
Qualified in New York County
Commission Expires 03/14/2009


Notary Public
My Commission Expires: 03/14/2009

Loan # : 195433974

Exhibit A

LEGAL DESCRIPTION

The following described property:

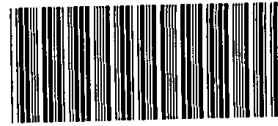
Situated in the County of Wake, State of North Carolina, described as follows:

Unit designated as Unit No. 1701-201, Building 2, bearing the address of 1701 Tiffany Bay Court Raleigh, North Carolina, in the Oaks at Olde Wake Condominiums, as shown in Condo Drawer 212, in the Office of the Register of Deeds of Wake County, North Carolina, to which reference is hereby made for a more particular description. Said Condominium being a residential Condominium located in the County of Wake, State of North Carolina, as designated and described under the provisions of Chapter 47A and 47 C of the North Carolina General Statutes in the Declaration of Condominium (the "Declaration") (recorded June 11, 1999 in Book 008333, Page 00007, together with a One Forty-Eighth Percent (1/48/%) undivided interest in the Common Areas and facilities declared therein to be appurtenant to said Unit which undivided interest shall automatically change in accordance with the terms of said Declaration and together with any additional Common Areas that may be provided for in Amended Declaration filed of Record pursuant to the provisions of the Unit Ownership Act and the Condominium Statutes, in the undivided interest as set forth in such Amended Declarations, which undivided interest shall automatically be deemed to be conveyed effective on the recording of such Amended Declarations as though conveyed hereby. The land upon which the buildings and improvements are located is situated in the County of Wake, State of North Carolina, and is fully described in the Declaration of Condominium as amended described above, to which reference is also made for a more particular description of same.

Grantee, by accepting this Deed, hereby expressly assumes and agrees to be bound by and comply with all of the covenants, terms, provisions and conditions set forth in the Declaration, the Articles and Bylaws of the Oaks at Olde Wake Condominium and the Rules and Regulations made thereunder, and the Organizational Documents and Declaration of Master Covenants, Conditions and Restrictions of the Oaks at Olde Wake Condominium and the Rules and Regulations made thereunder including, but not limited to, the obligation to make payments of assessments for the maintenance and operation of the Condominium which may be levied against such Unit. The Unit hereby shall be used only for residential purposes.

Being the same parcel conveyed to Michele M. Weathers from Adventure III, L.L.C., a North Carolina Limited Liability Company, by virtue of a Deed recorded 7/23/1999, in Deed Book 8368, Page 2511, County of Wake, State of North Carolina.

Assessor's Parcel No: 1716.11-65-8001 0257201



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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

This Customer Group
_____ # of Time Stamps Needed

This Document
_____ New Time Stamp
_____ # of Pages *as*