

BK4516PG0863

WAKE COUNTY

JUN 28 89

000141

PRESENTED
FOR
REGISTRATION

89 JUN 28 PM 12:36

KENNETH D. WILKINS
REGISTER OF DEEDS
WAKE COUNTY



Real Estate
Excise Tax

Excise Tax \$200.00

Recording Time, Book and Page

Tax Lot No. 0013135 and 0120805 Parcel Identifier No.
Verified by County on the day of, 19
by

Mail after recording to William A. Smith, Jr. (Hold)

This instrument was prepared by William A. Smith, Jr.

Brief description for the Index
Lt. 24 Summerwinds Lt Thornwood

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 27th day of June, 1989, by and between

GRANTOR

GRANTEE

Linden R. Hobson (single)

John J. Lindberg
and wife
Helen A. Lindberg

105 Dewberry Court
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, Swift Creek Township, Wake County, North Carolina and more particularly described as follows:

Tract 1: Being all of Lot 24 Summerwinds, Phase III, as shown on map recorded in Book of Maps 1981, page 861 of the Wake County Registry.

Tract 2: Beginning at an existing iron pin on the northern boundary of Lots 12 and 11 Thornwood Subdivision running thence south 58 degrees 46 minutes 04 seconds west 278.74 feet to an existing iron pin running thence north 00 degrees 53 minutes 15 seconds east 151.13 feet to an existing iron pin running thence north 88 degrees 24 minutes 09 seconds west 236.09 feet to the point and place of beginning.

Reference is made to that survey made by Glenn Ward and Associates dated 6-12-89, entitled property of John J. Lindberg and wife Helen A. Lindberg.

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The property hereinabove described was acquired by Grantor by instrument recorded in
Book 3813, page 10 and Book 3813, page 12

A map showing the above described property is recorded in Plat Book 1981 861
1984 page 1420

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:

Restrictive covenants recorded in Book 2970, page 128, Wake County Registry.

Restrictions of record for Thornwood Subdivision, Wake 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.

(Corporate Name)

By:

President

ATTEST:

Secretary (Corporate Seal)

USE BLACK INK ONLY

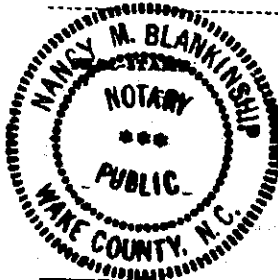
Linden R. Hobson

(SEAL)

(SEAL)

(SEAL)

(SEAL)



NORTH CAROLINA, Wake County.

I, a Notary Public of the County and State aforesaid, certify that Linden R. Hobson

Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 27th day of June, 1989.

My commission expires: 4-2-94 Nancy M. Blankinship 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

Nancy M. Blankinship

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 Gail Thayer Deputy/Assistant Register of Deeds