

WAKE COUNTY, NC 43
 LAURA M RIDDICK
 REGISTER OF DEEDS
 PRESENTED & RECORDED ON
 03/24/2017 09:49:34
 STATE OF NC REAL ESTATE
 EXCISE TAX: \$556.00
 BOOK:016730 PAGE:00705 - 00707

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 556.00

Parcel Identifier No. 0335865 Verified by _____ County on the ____ day of _____, 20____
 By: _____

Mail/Box to: GRANTEE

This instrument was prepared by: Andrew S. Martin, Attorney, 1026 Washington Street, Raleigh, NC 27605

Brief description for the Index: Lot 2, "Ardmore at Reedy Creek"

THIS DEED made this 14th day of March, 2017, by and between

GRANTOR

GRANTEE

ELEANOR TOMLINSON, unmarried
 923 Washington Street
 Cary, NC 27511

MARGARET BROUGHTON
 105 Aisling Court
 Cary, NC 27513

Enter in appropriate block for each Grantor and Grantee: name, mailing 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 2, Ardmore at Reedy Creek Subdivision, as shown on that map recorded in Book of Maps 2005, Page 1248, re-recorded in Book of Maps 2005, Page 2127, and re-recorded in Book of Maps 2005, Page 2496, Wake County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 15533 page 2468.

All or a portion of the property herein conveyed ____ includes or X does not include the primary residence of a Grantor.

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, other than the following exceptions:

Restrictions, easements and rights of way of record, and ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name) Eleanor Tomlinson (SEAL)
Eleanor Tomlinson

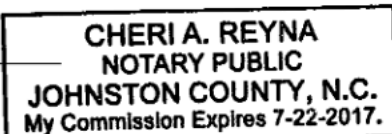
By: _____ (SEAL)
Name & Title: _____

By: _____ (SEAL)
Name & Title: _____

By: _____ (SEAL)
Name & Title: _____

State of North Carolina - County or City of Wake
I, the undersigned Notary Public of the County or City of Johnston and State aforesaid, certify that Eleanor Tomlinson personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 24th day of March, 20 17.

My Commission Expires: _____
(Affix Seal)



Cheri A. Reyna
Cheri A. Reyna Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20 _____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name



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Please retain yellow trailer page

It is part of the recorded document and must be submitted with the original for re-recording

**Laura M. Riddick
Register of Deeds**

**Wake County Justice Center
300 South Salisbury Street, Suite 1700
Raleigh, NC 27601**

☐ New Time Stamp

☐ \$25 Non-Standard Fee

☐ Additional Document Fee

☐ Additional Reference Fee

This Customer Group

_____ # of Excessive Entities

_____ # of Time Stamps Needed

This Document

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