

WAKE COUNTY, NC 727
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
08/30/2013 AT 16:21:06
STATE OF NORTH CAROLINA
REAL ESTATE EXCISE TAX: \$460
BOOK:015427 PAGE:01366 - 01369

Revenue: \$460.00	(For Recording Data)
Parcel Identifier/Tax Account/PIN No.:	0037262
Brief Description for the Index:	Lot 40 and Lot H Eden Forest
After recording, mail to:	Grantee
Prepared by:	Ragsdale Liggett PLLC (Ramseur)

NORTH CAROLINA GENERAL WARRANTY DEED

This Deed is made as of this the 26 day of August, 2013 by and between **LINDA JOHNSON**, an unmarried individual, whose mailing address is 118 SE 42nd Street, Oak Island, North Carolina 28465 and **BRENT HUGHES**, an unmarried individual, whose mailing address is 807 Marrow Lane, Oxford, North Carolina 27565 ("Grantor"), and **MARY ANNE COREY CROWE**, an unmarried individual, whose mailing address is 228 Dublin Road, Raleigh, North Carolina 27609 ("Grantee").

For valuable consideration paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor has and by these presents does hereby grant, bargain, sell and convey unto Grantee in fee simple absolute all of that certain lot, parcel of land or condominium unit (the "Premises") located in or near the City of Raleigh, House Creek Township, Wake County, North Carolina and more particularly described in Exhibit "A" attached hereto and incorporated herein by reference for a more complete and accurate description.

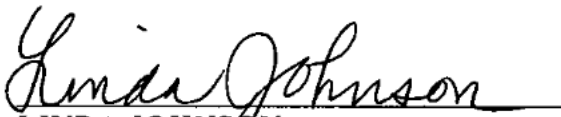
ALSO BEING the same Premises conveyed to Grantor by deed recorded in Book 14262, Page 1572, Wake County Registry. The Grantor herein states that the Premises conveyed herein (X) is () is not the primary residence of the Grantor.

TO HAVE AND TO HOLD the Premises and all privileges and appurtenances thereto belonging to Grantee in fee simple absolute.

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 lien of ad valorem taxes for the year 2013, not yet due or payable; easements, restrictions and rights of way of record, if any, affecting the Premises; and utility lines, easements and rights of way located over, under or upon the Premises.

The designation of Grantor and Grantee as used in this Deed includes the parties expressly named herein, their heirs, successors, and assigns and shall include the singular, plural, masculine, feminine or neuter as required by context.

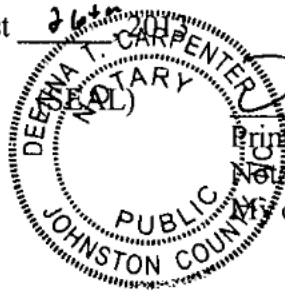
IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals all as of the day and year first above written.

 (SEAL)
LINDA JOHNSON

 (SEAL)
BRENT HUGHES

STATE OF NORTH CAROLINA
COUNTY OF Johnston

I, a Notary Public of the County and State aforesaid, certify that the following person(s) personally appeared before me this day, each acknowledging that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **LINDA JOHNSON** and **BRENT HUGHES**, individually

Date: August 26th 2013

Printed Name of Notary: Deena - T. Carpenter
Notary Public
My commission expires: 1/30/2018

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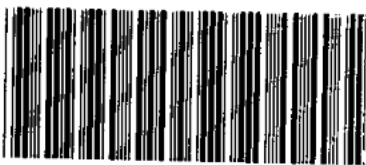
Exhibit 'A'

Tract One:

BEING ALL OF Lot 40, Eden Forest Subdivision, as shown on a map recorded in Book of Maps 1959, Page 70, Wake County Registry; and

Tract Two:

BEING ALL OF Lot H, Additions to Lots 32-44, Eden Forest Subdivision, as shown on a map recorded in Book of Maps 1959, Page 70, Wake County Registry.



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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**