

TO: THE TITLE COMPANY OF NORTH CAROLINA

UNIFORM NORTH CAROLINA LAND TITLE ASSOCIATION SURVEYOR'S REPORT FORM

THIS IS TO CERTIFY, 08/19/2013, I made an accurate survey of the premises standing in the name of

LOT 40 & H. EDEN FOREST situated at RALEIGH, NC 27609, Warren County

Briefly described as: MARY ANNE COREY CROWE

and shown on the accompanying survey entitled: LOT 40 & H. EDEN FOREST, 228 DUBLIN ROAD.

I made a careful inspection of said premises and of the buildings located thereon at the time of making such survey.

I further certify as to the existence or non-existence of the following at the time of my inspection.

1. Right of way, old highways, or abandoned roads
lanes of driveways, drains, sewer, water, gas or oil
pipe lines across said premises: NONE
2. Springs, streams, rivers, ponds or lakes located,
bordering on or running through said premises: NONE
3. Cemeteries or family burying grounds located on said
premises. (Show location on plat): NONE
4. Telephone, telegraph or electric power poles, wires or
lines overhanging or crossing or located on said
premises and serving said premises or other property
or properties: SEE PLAT AS SHOWN
5. Joint driveways or walkways: party walls or rights of
support; porches, steps or roofs used in common or
joint garages: NONE
6. Encroachments, or overhanging projections. (If the
buildings, projections or cornices thereof, or signs
affixed thereto, fences or other indications of occu-
pancy encroach upon or overhang adjoining proper-
ties, or the like encroach upon or overhang surveyed
premises, specify all such): SEE PLAT AS SHOWN
7. Building or possession lines. (In case of city or town
property specify definitely as to whether or not walls
are independent walls or party walls and as to all
easements of support or "beam rights". In case of
country property report specifically how boundary
lines are evidenced, that is, whether by fences or
otherwise). EIP'S AT CORNERS
8. Indications of building construction, alterations or
repairs within recent months: NONE

(a) If new improvements under construction, how far
have they progressed? N/A
9. Changes in street lines either completed or officially
proposed: NONE

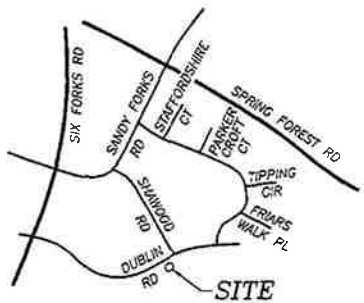
(a) Are there indications of recent street or sidewalk
construction or repairs? NONE
10. Does the property abut a dedicated public road? If not,
explain what type of road it abuts. If property does not
abut a road, answer this question "none". YES "DUBLIN ROAD"



Jeffrey H. Davis
Professional Land Surveyor

NOTE: In all cases where there are encroachments, support easements, part walls, etc., they should also be denoted upon the map of your survey. Also, be certain map complies with Instructions on reverse side.

NOTE: Express disclaimers shown on the face of the plat of survey or surveyor's report which qualify or limit the responsibility of the surveyor or engineer and which relate to the standards and requirements for approved surveys will not be permitted.



VICINITY MAP
(N.T.S.)

LEGEND

- EXISTING IRON PIPE
- NEW IRON PIPE
- × COMPUTED CORNER

REFERENCE:
LOT H
BOM 1972, PG 278

NOTE:

THIS PROPERTY DOES NOT LIE WITHIN
2000' OF A N.C.G.S. MONUMENT.

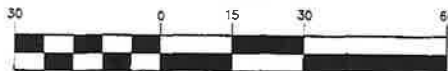
THIS SURVEY IS OF AN EXISTING PARCEL
OR PARCELS OF LAND.

UTILITIES SHOWN ARE FOR REPRESENTATION
ONLY AND NOT TO BE USED FOR
PROPERTY LINE LOCATION

ALL CREEKS, EASEMENTS, BUFFERS,
FLOOD LIMITS & SETBACKS TAKEN
FROM BOM 1959, PG 070

L1 S 78°30'00" W
100.00'

SCALE



(IN FEET)

1 inch = 30 ft.

LOT 41

FLOOD CERTIFICATION

THIS WILL CERTIFY THAT THE SUBJECT
PROPERTY () IS or (X) IS NOT

located in a SPECIAL FLOOD HAZARD AREA as
determined by the Department of Housing and
Urban Development, or as shown on the
FLOOD INSURANCE RATE MAP.

370243 1706 J
COMMUNITY # PANEL SUFFIX

Jeffrey H. Davis, PLS
PROFESSIONAL LAND SURVEYOR

I, Jeffrey H. Davis, PLS, certify this map was drawn under my supervision from an actual survey made under my supervision;
and that the error of closure as calculated by latitudes and departures is 1/10,000+; that the boundaries not surveyed
are shown as broken lines plotted from information found in Book ; Page ; that this map was prepared in
accordance with G.S. 47-30 amended.

Witness my original signature, registration number and seal this
19TH day of AUGUST 2013.

Signed *Jeffrey H. Davis*

Seal

COLONY WOODS, SECTION II

BOM 1980, PG 815

LOT 7

LOT 6

PK NAIL FOUND

LOT I
250.00' (TOT)
50.00'

16.4'
20.0'

SHED
STORAGE

LOT H
EDEN FOREST
5,000 SQ.FT.
0.11 ACRES

S 78°30'00" W 100.00'

LOT 40
EDEN FOREST
20,000 SQ.FT.
0.46 ACRES

CHAIN LINK
FENCE (TYP)

RETAINING
WALL (TYP)

STONE
WALK

DECK

CONC
PATIO

1-STORY
BRICK & FRAME
DWELLING
W/BASEMENT

CAR
PORT

26.2'

21.6'

7.0'

STOOP

CONC
DRIVE

CONC
WALK

OVERHEAD
SERVICE

UTILITY
POLE

OVERHEAD
UTILITY

N 78°30'00" E 100.00'

N 67°46'15" E 161.15'
TIE TO THE CENTERLINE
INTERSECTION OF DUBLIN
ROAD & SHAWWOOD DRIVE

DUBLIN ROAD (60' R/W)



MARY ANNE
COREY CROWE

LOTS 40 & H
EDEN FOREST
228 DUBLIN ROAD

RALEIGH NORTH CAROLINA

DATE: 08-19-2013

DWG. NO.

SCALE: 1" = 30'

A-16541



TURNING POINT
SURVEYING PLLC

4113 JOHN S. RABOTEAU WYND
RALEIGH, NORTH CAROLINA 27612
FAX (800)948-0213 PH (919)781-0234
License No: P-0121

C.N. = 19912
B.O.M. 1959
PAGE 070
CO. REG.

**WFG NATIONAL TITLE INSURANCE COMPANY
MARKET TITLE COMPANY, LLC, Agent
1001 Wade Avenue, Suite 201
Raleigh, NC 27605**

Telephone: (919) 789-5249

Telecopier: (919) 789-5209

Robert Ramseur
2840 Plaza Place, Suite 401
Raleigh, NC 27612

STATE EMPLOYEES' CREDIT UNION
P.O. BOX 25279
RALEIGH, NC 27611
Attn: POST CLOSING/FINAL DOCS

MARY ANNE COREY CROWE
228 DUBLIN ROAD
RALEIGH, NC 27609

Re: Order Number: MT13-2084

Date: November 1, 2013

Issued Date: November 1, 2013

This policy or policies of title insurance for the above captioned transaction have been distributed as follows:

Original Loan Policy (if applicable) to : LENDER

Original Owners Policy (if applicable) to: OWNER

Copy of Policy/Policies to: Robert Ramseur

(MT13-2084.PFD/MT13-2084/9)



**SCHEDULE A
ALTA OWNER'S FORM**

Name and Address of Title Insurance Company: WFG National Title Insurance Company, 340 Oswego Pointe Drive, Suite 100, Lake Oswego, OR 97034

File No.: MT13-2084 Policy No.: 3155400-01181904
Address Reference: 228 DUBLIN ROAD, RALEIGH, North Carolina 27609
Amount of Insurance: \$ 230,000.00 Premium: \$ 217.00
Date of Policy: August 30, 2013 at 04:21 PM

1. Name of Insured:
MARY ANNE COREY CROWE
2. The estate or interest in the Land that is insured by this policy is:
Fee Simple
3. Title is vested in:
MARY ANNE COREY CROWE
4. The Land referred to in this policy is described as follows:
Lying and being situate in Wake County, North Carolina, and being more particularly described as follows:
Tract One:
Being all of Lot 40, EDEN FOREST SUBDIVISION, according to the plat thereof, recorded in Book of Maps 1959, Page 70, in the Office of the Register of Deeds of Wake County, North Carolina.
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.

By: Market Title Company, LLC, Agent for WFG National

COPY

Authorized Signatory



SCHEDULE B
EXCEPTIONS FROM COVERAGE

File No.: MT13-2084

Policy No.: 3155400-01181904

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. General utility easements and/or rights of way of record.
2. Taxes, dues and assessments for the year 2013, and subsequent years, not yet due and payable.
3. Rights of others in and to any party walls and common areas.
4. The correctness of the square footage/acreage computation contained in the description of the land is not insured.
5. Rights of tenants in possession, as tenants only, under unrecorded leases.
6. Any easements or servitudes.
7. Terms, provisions, options, right of first refusal, covenants, conditions, restrictions, easements, charges, assessments, and liens provided for in instrument(s) filed for record in Book 1330, Page 169, and any related maps, plans, bylaws and other document(s) and amendment(s), but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
8. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, or other adverse circumstance affecting the Title regarding the following matters disclosed by plat(s) recorded in Book of Maps 1959, Page 70.
9. Any rights, easements, interests, claims or other matters revealed on survey by JEFFREY H. DAVIS, dated 08/19/2013; and any discrepancies, conflicts, access, shortages in area or boundary lines, encroachments, overlaps, setbacks, easements or claims of easements, riparian rights, and title to land within roads, ways, railroads, watercourses, burial grounds, marshes, dredged or filled areas or land below the mean highwater mark or within the bounds of any adjoining body of water, or other matters which would be revealed by a current inspection and accurate survey of the land occurring subsequent to the date of said survey.
10. Deed of Trust from MARY ANNE COREY CROWE to JAMES C. BLAINE, Trustee for STATE EMPLOYEES' CREDIT UNION, dated August 30, 2013, filed for record on August 30, 2013 at in Book 15427, Page 1370, in the principal sum of \$184,000.00, in the Office of the Wake County Register of Deeds.



**SCHEDULE A
ALTA LOAN POLICY**

Name and Address of Title Insurance Company: WFG National Title Insurance Company, 340 Oswego Pointe Drive, Suite 100, Lake Oswego, OR 97034

File No.: MT13-2084 Policy No.: 3155500-01181905
Loan No.: 0046887390
Address Reference: 228 DUBLIN ROAD, RALEIGH, North Carolina 27609
Amount of Insurance: \$ 184,000.00 Premium:
Date of Policy: August 30, 2013 at 04:21 PM

1. Name of Insured:
STATE EMPLOYEES' CREDIT UNION, its successors and/or assigns as their respective interests may appear.
2. The estate or interest in the Land that is encumbered by the Insured Mortgage is:
Fee Simple
3. Title is vested in:
MARY ANNE COREY CROWE
4. The Insured Mortgage and its assignments, if any, are described as follows:
Deed of Trust from MARY ANNE COREY CROWE to JAMES C. BLAINE, Trustee for STATE EMPLOYEES' CREDIT UNION, dated August 30, 2013, filed for record on August 30, 2013 at in Book 15427, Page 1370, in the principal sum of \$184,000.00, in the Office of the Wake County Register of Deeds.
5. The Land referred to in this policy is described as follows:
Lying and being situate in Wake County, North Carolina, and being more particularly described as follows:

Tract One:

Being all of Lot 40, EDEN FOREST SUBDIVISION, according to the plat thereof, recorded in Book of Maps 1959, Page 70, in the Office of the Register of Deeds of Wake County, North Carolina.

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.

By: Market Title Company, LLC, Agent for WFG National

COPY

Authorized Signatory



SCHEDULE B
EXCEPTIONS FROM COVERAGE

File No.: MT13-2084

Policy No.: 3155500-01181905

PART I

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. General utility easements and/or rights of way of record.
2. Taxes, dues and assessments for the year 2013, and subsequent years, not yet due and payable.
3. The correctness of the square footage/acreage computation contained in the description of the land is not insured.
4. Rights of tenants in possession, as tenants only, under unrecorded leases.
5. Any easements or servitudes.
6. Terms, provisions, options, right of first refusal, covenants, conditions, restrictions, easements, charges, assessments, and liens provided for in instrument(s) filed for record in Book 1330, Page 169, and any related maps, plans, bylaws and other document(s) and amendment(s), but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law. The Company insures against loss or damage as a result of an existing violation of same, if any, and that a violation will not cause a forfeiture or reversion of Title.
7. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Book of Maps 1959, Page 70. The Company insures against loss or damage resulting from an existing violation of same and that a future violation will not cause a forfeiture or reversion of title.
8. NOTE: As of Date of Policy, the following endorsements are incorporated by reference into this Loan Policy: ALTA 8.1 and 9.



SCHEDULE B

File No.: MT13-2084

Policy No.: 3155500-01181905

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:

NONE

BK001330 PG169

RESTRICTIVE COVENANTS

NORTH CAROLINA
WAKE COUNTY

J. K. Boling, Louise C. Boling and R. S. Farree are owners of certain lots of land which has been platted and recorded in the office of the Register of Deeds of Wake County, North Carolina, and being lots Nos. 1 through 17 inclusive as shown on plat of area designated "Eden Forest" Sub-Division to be found recorded in Plat Book 1959 at page 70. All of these lots or parcels of land as herein specified as being embraced within the bounds of said sub-division being owned by the said J. K. Boling, Louise C. Boling and R. S. Farree.

That in order to promote a well classified and regulated residential district upon said lots hereinabove specified as being duly laid out in said sub-division and described upon said plat to place upon the hereinabove described property the restrictions as hereinafter set forth:

- I. That the property hereinabove described shall be used for residential purposes only, and no building other than residences except garages or outside utility buildings for domestic purposes shall be built on said premises. This shall not apply to churches or schools.
- II. That all residences constructed shall consist of a minimum of eleven hundred (1100) square feet exclusive of breezeways and garages.
- III. That no house trailers shall be parked upon said property.
- IV. No cement or concrete blocks may be exposed or placed where they can be seen in the exterior of the houses.
- V. That no used lumber or unrightly material be used in the construction of these residences.
- VI. No residence or building of any kind erected on property shall be nearer the front property line on any street than forty (40) feet, no nearer to the side property lines than five (5) feet.
- VII. That all sewage disposal shall be made through use of approved septic tanks or underground sewer system.
- VIII. That no apartment houses shall be erected or licensed to exist on the above described lots.

The above covenants and conditions are placed on the property and lots hereinabove specified and set forth as a part of a general plan of development for the benefit of all owners of the property hereinabove specified within said development, and said covenants are and shall be binding upon the present owners of said lands, their successors, heirs and assigns, and shall be covenants running with the land, binding on all future owners of said lots.

This agreement to be in full force and effect until March 29, 1987.

In testimony whereof, J. K. Boling, Louise C. Boling and R. S. Farree have caused these restrictive covenants to be signed by all partners and of Eden Forest Development.

(SEAL) J. K. Boling Partner
 (SEAL) Louise C. Boling Partner
 (SEAL) R. S. Farree Partner

60341330 PAGE 170

STATE OF NORTH CAROLINA - Wake County

I, William P. Deane of said County, do hereby certify that W. P. Deane grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed. Let the said deed and this certificate be registered.

Witness my hand and seal, this the 18 day of August, 1955.
My Commission Expires: 12-31-59

W. P. Deane
Notary Public, Wake Co., N.C.

STATE OF NORTH CAROLINA - Wake County

The foregoing certificate of William P. Deane, a Notary Public of Wake County, State of North Carolina, is adjudged to be correct. Let the said deed and this certificate be registered.

Witness my hand, this the 19 day of August, 1955.

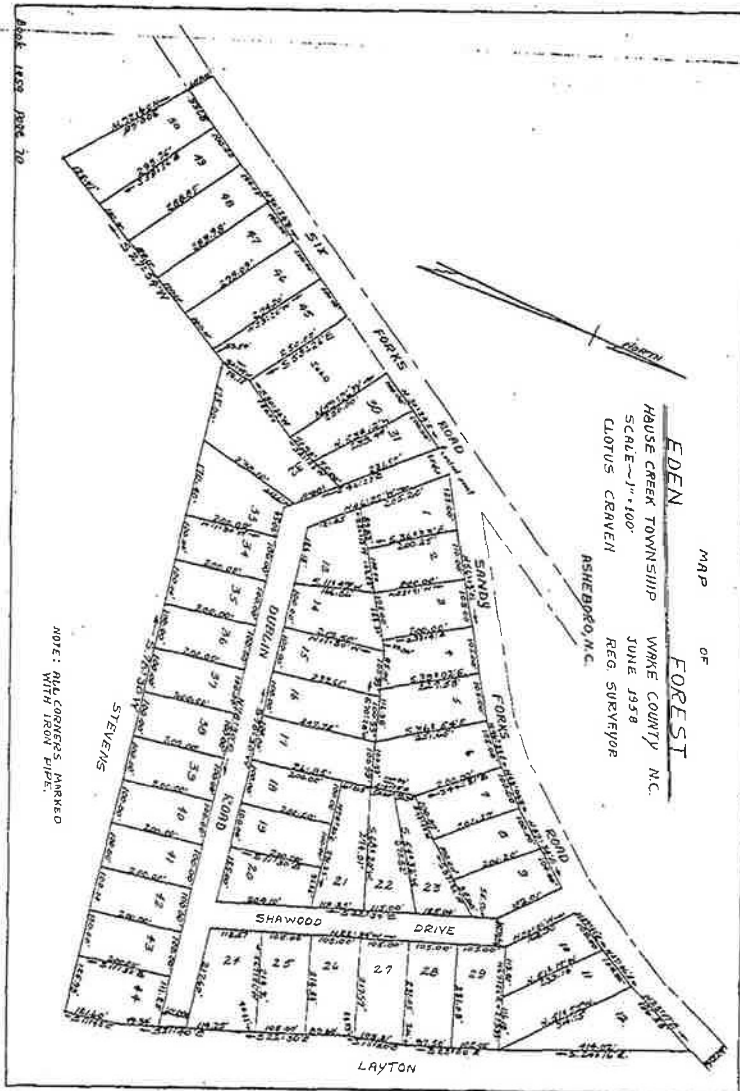
James H. Cantrell, Clerk, S. C.

Filed for registration on the 19 day of Aug, 1955, at 11:45 o'clock, A M., and duly recorded in the office of the Register of Deeds in Wake County, N. C., in Book 1330, Page 169, etc.

W. P. Deane
Register of Deeds
Wake County, N.C.

Produce 254 Plus
Registration 225.00

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