

WAKE COUNTY, NC 403  
LAURA M RIDDICK  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
10/01/2013 AT 15:16:41

BOOK:015460 PAGE:02372 - 02375

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax 0.00

Recording Time, Book and Page

Tax Lot No. 0342561

Parcel Identifier No. 1704995349

Mail after Recording to:  
This instrument was prepared by:

Brian S. Edlin, P.O. Box 10669, Raleigh, North Carolina 27605 ROD Box 39  
Brian S. Edlin, Atty., Jordan Price Wall Gray Jones & Carlton, PLLC  
[NO TITLE EXAMINATION REQUESTED OR PERFORMED]

Brief description for the Index:

OPEN SPACE & PRIVATE STREET - HIGH PARK

THIS GENERAL WARRANTY DEED, made this the 25 day of September, 2013, by and between

GRANTOR

St. Marys Associates, LLC.  
1900 Cameron Street  
Raleigh, NC 27605

GRANTEE

Highpark Townhomes Homeowners Association, Inc.  
1900 Cameron Street  
Raleigh, NC 27605

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 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 ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

Title to the property hereinabove described is subject to the following exceptions:

1. RIGHTS OF WAY, EASEMENTS, COVENANTS, RESTRICTIONS AND ALL OTHER MATTERS OF RECORD.
2. 2013 AD VALOREM TAXES AND SUBSEQUENT YEAR TAXES, IF ANY.
3. NEITHER THE INDIVIDUAL NOR LAW FIRM PREPARER OF THIS INSTRUMENT PERFORMED ANY TITLE EXAMINATION INVOLVING THIS INSTRUMENT.

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

GRANTOR:  
ST. MARYS ASSOCIATES, LLC

Little Dockery (SEAL)  
Title: Member/Manager

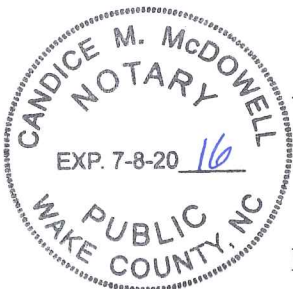
SEAL - STAMP

STATE OF NORTH CAROLINA,

COUNTY OF WAKE.

I, a Notary Public of the County and State aforesaid, certify that  
Candice M. McDowell personally appeared before  
me this day and acknowledged that s/he is the Member/Manager  
of St. Marys Associates, LLC., a North Carolina limited liability company and that s/he,  
being authorized to do so, executed the foregoing instrument on behalf of the company.

Witness my hand and official stamp or seal, this 25th day of  
September, 2013.



Candice M. McDowell  
NOTARY PUBLIC

My commission expires: 7/8/16

**Exhibit A:**

Being all of that land described as "Open Space" inclusive of Highpark Lane, shown on the map entitled, "Highpark A Townhome Community" and recorded at book of maps 2005, page 2165 of the Wake County Register of Deeds and having a PIN of 1704995349.