

WAKE COUNTY

DEC 14, 90

000194

BK 4825 PG 0167

PRESENTED
FOR
REGISTRATION

90 DEC 14 PM 2:30

KENNETH L. HARRIS
REGISTER OF DEEDS
WAKE COUNTY



Real Estate
Excise Tax

Excise Tax \$121.50

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No. 0179509
Verified by County on the ... day of ... 19 ...
by

Mail after recording to SEAY, TITCHENER & HORNE

This instrument was prepared by Senter & Stephenson

Brief description for the Index Lot 64 Holland Hills

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 14th day of December, 1990, by and between

GRANTOR

GRANTEE

FRED L. STANCIL and wife,
KATHY H. STANCIL

MELVIN G. PAYNE, JR. and wife,
SHIRLEY F. PAYNE

1200 Concordia Court
Fuquay Varina, N. C. 27526

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 Middle Creek Township, Wake County, North Carolina and more particularly described as follows:

Being all of Lot 64 of Holland Hills, Phase I, as shown in Book of Maps 1989, page 1015, Wake County Registry, reference to which is hereby made for greater certainty of description.

But this conveyance is made subject to those Protective Covenants recorded in Book 4561, page 13.

The property hereinabove described was acquired by Grantor by instrument recorded in

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Subject to a 10 x 70 sight triangle as shown on recorded map

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

Fred L. Stancil
Kathy H. Stancil

(SEAL)

(SEAL)

(SEAL)

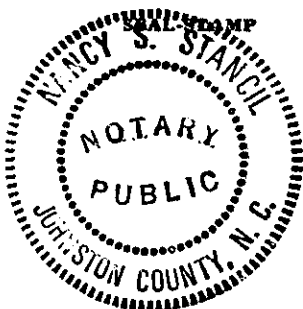
(SEAL)

SEAL-STAMP

NORTH CAROLINA, Wake County.

I, a Notary Public of the County and State aforesaid, certify that Fred L. Stancil and wife, Kathy H. Stancil Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 14th day of December, 1990.

My commission expires: Notary Public



NORTH CAROLINA, Johnston County.

I, a Notary Public of the County and State aforesaid, certify that Fred L. and Kathy H. Stancil personally came before me this day and acknowledged execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 14th day of December, 1990.

My commission expires: 7-4-94 Nancy S. Stancil Notary Public

The foregoing Certificate(s) of Nancy S. Stancil

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 P. Anne Redd Deputy/Assistant - Register of Deeds

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