

WAKE COUNTY, NC 221  
LAURA M RIDDICK  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
07/11/2005 AT 11:20:32  
STATE OF NORTH CAROLINA  
REAL ESTATE EXCISE TAX: \$670  
BOOK:011460 PAGE:02113 - 02115

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 670.00

Parcel Identifier No. #0323874 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: closing atty: David R Godfrey SAVAGE AND GODFREY

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 8th day of July, 20 05, by and between

|                 |         |                                                                                                          |
|-----------------|---------|----------------------------------------------------------------------------------------------------------|
| Gala Homes, Ltd | GRANTOR | Daniel J. LaMontagne and wife<br>Allison M. LaMontagne<br>501 St. Croix Drive<br>Holly Springs, NC 27540 |
|-----------------|---------|----------------------------------------------------------------------------------------------------------|

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 \_\_\_\_\_, \_\_\_\_\_ Township, \_\_\_\_\_ Wake \_\_\_\_\_ County, North Carolina and more particularly described as follows:

Being all of Lot 35 Cobble Ridge Subdivision Phase 2 recorded in Book of Maps 2004 page 1756, Wake County Registry.

Subject to, and together with, the restrictions, rights and obligations set forth in Book 9795 Page 1267, Wake County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 11069 page 2639.

A map showing the above described property is recorded in Plat Book 2004 page 1756.

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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: Subject to easements and restrictions of record and matters shown on any recorded plats of the property. Subject to 2005 ad-valorem taxes.

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

Gala Homes, Ltd

(Entity Name)

By: JASON GALARNEAU (SEAL)  
Title: President

By: \_\_\_\_\_ (SEAL)  
Title: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Title: \_\_\_\_\_

State of North Carolina - County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

My Commission Expires: \_\_\_\_\_

Notary Public

State of North Carolina - County of Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that Jason D. Galarneau personally came before me this day and acknowledged that he is the President of Gala Homes, Ltd, 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 7th day of July, 2005.

My Commission Expires: \_\_\_\_\_



OFFICIAL SEAL  
Notary Public, North Carolina  
County of Wake  
Jean S. Poe  
My Commission Expires May 30, 2008

Notary Public

State of North Carolina - County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_

Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

My Commission Expires: \_\_\_\_\_

Notary Public

The foregoing Certificate(s) of \_\_\_\_\_ 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.

By: \_\_\_\_\_ Register of Deeds for \_\_\_\_\_ County  
Deputy/Assistant - Register of Deeds

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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**  
**Register of Deeds**

**North Carolina – Wake County**

The foregoing certificate\_\_\_ of Jean S. Poe  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_ Notary(ies) Public 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.

Laura M. Riddick, Register of Deeds

By: Carla L. Brown  
Assistant/Deputy Register of Deeds

**This Customer Group**  
\_\_\_\_\_ # of Time Stamps Needed

**This Document**  
\_\_\_\_\_ New Time Stamp  
3 # of Pages