

WAKE COUNTY, NC 629
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
05/30/2006 AT 14:08:16
STATE OF NORTH CAROLINA
REAL ESTATE EXCISE TAX: \$272
BOOK:011980 PAGE:00391 - 00393

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$272.00

Tax Account No. _____ Parcel Identifier No. 0217515
Verified by _____ County on the _____ day of _____, 20____, by: _____

Mail/Hold after recording: HOLD FOR: MONROE, WYNE & WALLACE, P.A. - BOX #142

This instrument was prepared by: Monroe, Wyne & Wallace, P.A., 3225 Blue Ridge Road, Suite 117, Raleigh, NC 27612

Brief description for the Index: Lot 2037, Talamore @ Hedingham on the Neuse

THIS DEED made this 12th day of May, 2006 by and between

<u>GRANTOR</u>	<u>GRANTEE</u>
Clara Van Gelderen, unmarried 252 Ashton Hall Lane Raleigh, NC 27609	Anita Bason, unmarried 1936 Talamore Court Raleigh, NC 27604

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 the 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 Raleigh, St. Matthews Township, Wake County, North Carolina, and more particularly described as follows:

BEING all of Lot 2037, Talamore at Hedingham on the Neuse, as shown on map recorded in Book of Maps 1995, Page 1405, Wake County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 11451, Page 1315, Wake County Registry.

A map showing the above described property is recorded in Plat Book 1995, Page(s) 1405, Wake County Registry.

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, TOGETHER WITH AND SUBJECT TO the following exceptions:

1. Restrictive covenants recorded in Book 4677, Page 661; Book 5036, Page 703, Wake County Registry.
2. Easements and Restrictions of Record.
3. 2006 ad valorem taxes.

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

(Entity Name) Clara Van Gelderen by *Marina Laura Aleman* (SEAL)
Clara Van Gelderen her attorney in fact

By: _____
Title: _____ (SEAL)

(SEAL) _____ (SEAL)

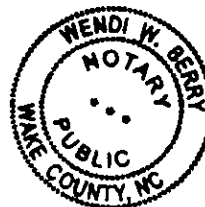
STATE OF NORTH CAROLINA, COUNTY OF WAKE

I, Wendi W. Berry, a Notary Public of the aforesaid County and State, do hereby certify that **Marina Laura Aleman**, attorney-in-fact for **Clara Van Gelderen** personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of her and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the office of the Register of Deeds of Wake County, North Carolina in Book 11931, Page 815, on the 28th day of April, 2006, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney; that the said **Marina Laura Aleman** acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said **Clara Van Gelderen**.

WITNESS my hand and official seal, this 12th day of May, 2006.

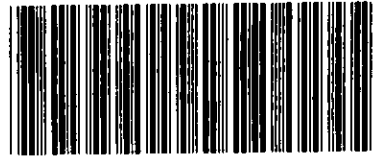
My Commission Expires: 08/10/2008

Wendi W Berry
NOTARY PUBLIC : Wendi W. Berry



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.

_____, Register of Deeds for _____ County
By: _____, 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**

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_____ 3 _____
New Time Stamp
of Pages