

WAKE COUNTY, NC 624
 LAURA M RIDDICK
 REGISTER OF DEEDS
 PRESENTED & RECORDED ON
 07/24/2007 AT 15:53:06
 STATE OF NORTH CAROLINA
 REAL ESTATE EXCISE TAX: \$562
 BOOK:012669 PAGE:01264 - 01266

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 562.00

Parcel Identifier No. 196850 Verified by _____ County on the _____ day of _____, 20____
 By: _____

Mail/Box to: GRANTEE

This instrument was prepared by: REBECCA L. STEVENS, ATTORNEY AT LAW, 547 KEISLER DR SUITE 204, CARY, NC

Brief description for the Index: LT 74, CHESNEY GLEN

THIS DEED made this 25th day of July, 2007, by and between

GRANTOR	GRANTEE
DAVID EDWARD AUSTIN and wife, ELIZABETH HILL AUSTIN 104 WHITEEDGE DRIVE CARY, NC 27513	ROBERT J. MIDDLETON and wife, HAZEL S. MIDDLETON 108 BRANCHWAY ROAD CARY, NC 27519

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 CARY, WHITE OAK Township, WAKE County, North Carolina and more particularly described as follows:

BEING ALL OF LOT 74, PHASE 1, SECTION III, CHESNEY GLEN AS SHOWN ON MAP RECORDED IN BOOK OF MAPS 1993, PAGE 53, WAKE COUNTY REGISTRY.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6448 page 502.

A map showing the above described property is recorded in Plat Book 1993 page 53.

NC Bar Association Form No. L-3 © 1976, Revised © 1977, 2002

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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: Restrictive covenants recorded in Book 7126, Page 437, and Book 7126, Page 462, and Book 5615, Page 761, WAKE County Registry. Easements and Restrictions of record. 2007 ad
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name)

David Edward Austin (SEAL)
DAVID EDWARD AUSTIN

By: _____
Title: _____

Elizabeth Hill Austin (SEAL)
ELIZABETH HILL AUSTIN

By: _____
Title: _____

(SEAL)

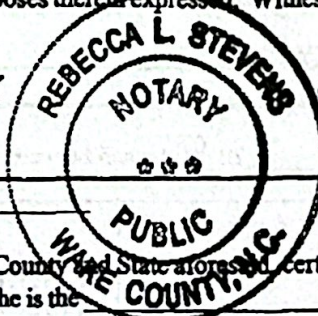
By: _____
Title: _____

(SEAL)

State of North Carolina - County of WAKE

I, the undersigned Notary Public of the County and State aforesaid, certify that DAVID EDWARD AUSTIN and wife, ELIZABETH HILL AUSTIN 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 24th day of July, 2007. 234

My Commission Expires: 1.19.2008



Rebecca L. Stevens
Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, 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 _____ day of _____, 20__.

My Commission Expires: _____

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