

Wake
County

300

STATE OF
NORTH
CAROLINA

JAN-6'86



Excise Tax
03.00

BOOK 3634 PAGE 266

PRESENTED
FOR
REGISTRATION

JAN 6 4 46 PM '86

KENNEDY & SONS
REGISTER OF DEEDS
WAKE COUNTY, NC

Excise Tax

Recording Time, Book and Page

Tax Lot No. 660-124, 125, 126 Parcel Identifier No. 0010316, 0010317, 0010318
Verified by County on the day of 19
by

HOLD FOR
MAY after recording to Southwick, Holmes and Bingham

This instrument was prepared by Richard S. Bingham

Brief description for the Index Lots 25, 26, & 27 Imperial Estates

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 3 day of January, 1986, by and between

GRANTOR

James T. Burkett and wife
Sallie Mae Burkett

GRANTEE

Otis H. Jeffries
1305 Crabtree Boulevard
Raleigh, NC 27610

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 St. Marys Township,

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

BEING ALL of lots Twenty-five (25), Twenty-six (26) and Twenty-seven (27) in Block A as shown on a plat of IMPERIAL ESTATES duly recorded in Book of Maps 1968, Page 63, Volume 1, in the office of the Register of Deeds for Wake County, North Carolina.

This property is subject to Restrictive Covenants, Building Restrictions, and Rights of Way for Imperial Estates duly recorded in the office of the Register of Deeds for Wake County, North Carolina, Book 1849, Page 06.

BOOK 3634 PAGE 267

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2086
Page 59

A map showing the above described property is recorded in Plat Book 1968 page 63, Vol. 1

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:

- 1985 and subsequent years ad valorem taxes not yet due and payable.
- All easements, restrictions and right of ways of record.

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

James T. Burkett (SEAL)
James T. Burkett

Sallie Mae Burkett (SEAL)
Sallie Mae Burkett

(SEAL)

(SEAL)

NORTH CAROLINA, Wake County.

I, a Notary Public of the County and State aforesaid, certify that James T. Burkett and wife Sallie Mae Burkett Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 3 day of January, 1986.

My commission expires: 12-10-90 Karen B. Matthews Notary Public

SEAL-STAMP

NORTH CAROLINA, Wake County.

I, a Notary Public of the County and State aforesaid, certify that personally came before me this day and acknowledged that he is Secretary of a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by as its Secretary. Witness my hand and official stamp or seal, this day of 19.

My commission expires: Notary Public

The foregoing Certificate(s) of

Karen B. Matthews

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 *Healy C. Smith* Deputy, Assistant - Register of Deeds