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REGISTER OF DEEDS
WAKE COUNTY

WAKE COUNTY

FEB 24 95

TAXABLE EXCISE TAX AMOUNT

180.00

TRAN 30

Real Estate
Excise Tax

180.00 Excise Tax

Recording Time, Book and Page

Tax Lot No. 301-940 Parcel Identifier No. 171542
 Verified by County on the day of 19
 by

Mail after recording to

This instrument was prepared by & Hold For: Clifton & Singer

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 24th day of February, 19 95, by and between

GRANTOR

Orvin Thomas Marion and wife,
Regina Marie F. Marion8612 #104 Old Station Drive
Raleigh, NC 27615

GRANTEE

Bonnie Ann Averette, Unmarried

8321-104 Hampshire Place
Raleigh, NC 27613

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 Raleigh, Leesville Township,

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

See Exhibit "A" attached hereto for legal description.

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

Book 4480, Page 784

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:

1. All general service and utility easements of record.
2. Ad valorem taxes for the current year.

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

Orvin Thomas Marion (SEAL)

Orvin Thomas Marion

Regina Marie F. Marion (SEAL)

Regina Marie F. Marion

(SEAL)

(SEAL)

SEAL-STAMP

NORTH CAROLINA, Wake County.

SHERRI B. BROWER
NOTARY PUBLIC
WAKE COUNTY, NC

I, a Notary Public of the County and State aforesaid, certify that Orvin Thomas Marion and
wife, Regina Marie F. Marion Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this 24th day of February, 1995
My commission expires: 1/31/98 *Sherril B. Brower* Notary Public

SEAL-STAMP

NORTH CAROLINA, 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

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

Deputy Assistant - Register of Deeds

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Exhibit "A"

BEING all of Unit 104, Building C, Phase 2, Providence Square, as referred to and more particularly described in the Declaration recorded in Book 4282, Page 155; the Second Amendment thereto recorded in Book 4304, Page 527; the Plat recorded in Condominium File No. 142, Page 10; and the Plans recorded in Condominium File No. 142. Pages 3 through 8, all in the Wake County Registry, which Declaration, Second Amendment, Plat and Plans are incorporated herein by this reference, TOGETHER WITH an undivided interest in the Common Areas and Facilities as set forth on Exhibit C to the Second Amendment; subject, however, to Section 3.7 of the Declaration which reserves in Grantor the right to expand the Condominium and subject the remaining Additional Property to the Declaration and thereby reallocate and reduce the undivided interest of Grantee in the Common Areas and Facilities, as well as reducing the weight of Votes in the Association and percentage of liability for Common Expenses, any such expansion shall be effective only upon compliance with the provisions of Section 3.7 of the Declaration.

The Unit hereby conveyed is intended for and restricted to residential use and this conveyance is made subject to the benefits, rights, privileges, obligations, easements, restrictions, conditions and other terms set forth in the Bylaws of Condominium Association at Providence Square, Inc., a true copy of which is attached to the Declaration as Exhibit E and incorporated herein by this reference.