

BOOK 1433 PAGE 570

This deed drawn by Carl P. Holleman, Attorney at Law, Apex, N. C.

NORTH CAROLINA—Wake County.

THIS DEED, made this 8th day of December, 1960, byJ. Ernest Penny (unmarried)

, Grantors,

To

James Harold Christmas and wife, Frances Horton Christmas

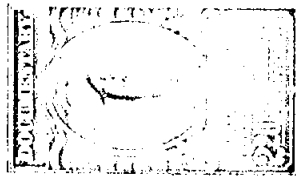
, Grantees, all of

Wake County, North Carolina; Witnesseth: That the Grantors, in consideration of Ten Dollars and other valuable considerations to them paid by the Grantees, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do grant, bargain, sell and convey unto the Grantees, their heirs, or successors, and assigns, the parcel(s) of land in Wake County, North Carolina, in Swift Creek Township, adjoining the lands of Edwin L. Jones, Gordon L. Pruden, J. Ernest Penny, and others, and more particularly described as follows: lying on the east side of State Maintained Road #1382, more particularly described as follows:

FIRST TRACT: BEGINNING at a 1½" iron pipe, Edwin L. Jones' corner in Gordon L. Pruden's line, runs thence North 3 degrees 45 minutes East with said Pruden's line 210 feet to a stake in an old pine stump, J. E. Penny's new corner in Pruden's line; thence North 86 degrees 15 minutes West a new line for Penny 1860 feet to a point in the center of State Maintained Road #1382; thence South 23 degrees East 241 feet with said road to a point in the center of said road; Edwin L. Jones' Northwest corner; thence South 86 degrees 15 minutes East with said Jones 1749 feet to the point of beginning, containing 8.7 acres, more or less, according to survey of L. C. Smith, December 3, 1960, approved by E. C. Smith, R. L. S.

SECOND TRACT: BEGINNING at a stake in a pine stump in Gordon L. Pruden's line, the ~~northwest~~ corner of the First Tract hereinabove described, runs thence North 3 degrees 45 minutes East with said Pruden's line 210 feet to a stake, a new corner for J. E. Penny; thence a new line for said Penny North 86 degrees 15 minutes West 1897.5 feet to a point in the center of State Maintained Road #1382; thence South 4 degrees East 206 feet to a point in the center of said road, the ~~northeast~~ corner of First Tract; thence south 86 degrees 15 minutes East 1860 feet to the point of beginning, containing 8.8 acres, more or less, according to survey of L. C. Smith, December 3, 1960, approved by E. C. Smith, R. L. S.

The above two tracts of land being a part of that land described as "First and Second Tracts" described in a certain deed dated December 10, 1925, recorded Book 479, page 246, Wake County Registry. Also the northerly portion of the triangular parcel of land conveyed to J. Ernest Penny by deed of Ara Lee Y. Jones, widow, dated November 19, 1956, recorded Book 1260, page 12, Wake County Registry.



This property was conveyed to Grantors by deed dated _____ Recorded in Book _____ Page _____ Wake County Registry.

TO HAVE AND TO HOLD the aforesaid parcel(s) of land and all privileges and appurtenances thereunto belonging to the said Grantees, their heirs, or successors, and assigns forever.

And the said J. Ernest Penny (unmarried)

Grantor(s), for themselves, their heirs, executors and administrators; covenant with the Grantees, their heirs, or successors, and assigns that they are seized of said premises in fee and have the right to convey the same in fee simple; that the same are free from encumbrances except as herein set forth; and that they will warrant and defend the said title to the same against the claims of all persons whomsoever.

The plural number as used herein shall equally include the singular. The masculine or feminine gender as used herein shall equally include the neuter.

IN TESTIMONY WHEREOF, the said Grantors have hereunto set their hands and seals the day and year first above written.

(Type name
under each
signature)

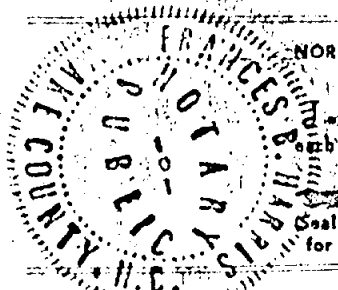
J. Ernest Penny
J. Ernest Penny

(SEAL)

(SEAL)

(SEAL)

(SEAL)



NORTH CAROLINA—Wake County.

(If acknowledgment not taken in Wake County, N. C., show county and state where taken)

Frances B. Harris
Ernest Penny

, a Notary Public, do hereby certify that

each personally appeared before me this day and acknowledged the due execution of the foregoing deed of conveyance.

Witness my hand and notarial seal, this 9th day of December, 1960. My commission expires 12/10/61

NOTARIAL SEAL HERE
Seal must be impressed sufficiently
for Notary's name to be readable)

Frances B. Harris
Notary Public.

NORTH CAROLINA—Wake County.

The foregoing certificate of Frances B. Harris, Notary (Public) of Wake County, North Carolina,

is (are) adjudged to be correct.

Let the said deed and certificate(s) be registered. Witness my hand this the 9 day of December, 1960 d.

Barbara A. Burt
Deputy Clerk Superior Court.

Probate fee 25c paid

Filed for registration on the 9 day of December, 1960, at 12:05 o'clock P.M., and duly recorded in the office of the Register of Deeds of Wake County, N. C., in Book 1433, Page 570.
Fee \$ 1.25 paid By Louise S. Forrest, Dep.
Deputy Register of Deeds

NORTH CAROLINA
WAKE COUNTY

BOOK 2176 PAGE 650

CORRECTION DEED

THIS DEED, made and entered into this 25th day of April, 1973, by and between MOLLIE P. CAMPBELL, Widow, and ROSALIE P. THOMAS, Widow, both of Wake County, North Carolina, and EUNICE W. PENNY, Widow, of Johnston County, North Carolina, parties of the first part; and JAMES HAROLD CHRISTMAS and wife, FRANCES HORTON CHRISTMAS, of Wake County, North Carolina, parties of the second part;

WITNESSETH:

THAT WHEREAS, J. Ernest Penny, unmarried, executed to parties of the second part a certain deed dated December 8, 1960, and recorded in the Office of the Register of Deeds of Wake County, North Carolina, in Book 1433 at Page 570; and whereas, by mutual mistake said deed contained an error in the description of the land thereby intended to be conveyed in that it is stated in the description of the Second Tract that the point of beginning: "Beginning at a stake in a pine stump in Gordon L. Pruden's line, the Northwest corner of the first tract hereinabove described....", whereas the proper beginning point was intended to be the Northeast corner of the first tract; and that thereafter in the deed another corner is described as the Northeast corner of the first tract, when it was intended that the described corner would properly have been the Northwest corner of the first tract; and whereas, said parties of the first part are the residuary heirs of the said J. Ernest Penny under his will filed in the Office of the Clerk of Court of Wake County, North Carolina, being file Number 9807 in said office; and whereas parties of the second part have asked said first parties to correct the error above described and the said first parties have agreed so to do; and whereas the correct description intended to be inserted in said former deed is that hereinafter set out;

NOW, THEREFORE, said parties of the first part, for the purpose of correcting said error and in consideration of the sum of ONE DOLLAR to them in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do bargain, sell and convey unto the said parties of the second part, their heirs and assigns a certain tract or parcel of land lying and being in Wake County, North Carolina, in Swift Creek Township, and more particularly described as follows:

BEGINNING at a stake in a pine stump in Gordon L. Pruden's line, the Northeast corner of the first tract described in deed recorded in Book 1433, Page 570, Wake County Registry; runs thence N-3-45-E with said Pruden's line 210 feet to a stake, a new corner for J. E. Penny; thence a new line for said Penny N-86-15-W, 1897.5 feet to a point in the center of SR No. 1382; thence S-4-E, 206 feet to a pipe in the center of said Road, the Northwest corner of said first tract; thence S-86-15-E, 1860 feet to the point of BEGINNING, containing 8.8 acres, more or less.

To have and to hold said land, together with all privileges and appurtenances thereunto belonging, to the said parties of the second part and their heirs and assigns, all of the interest acquired by the parties of the first part under the said will of J. Ernest Penny, as set forth above.

And the said parties of the first part covenant that they are seized of said land only to the extent that title was conveyed to them under the aforesaid will of J. Ernest Penny and that by this conveyance, they are granting to the parties of the second part such rights as they may have acquired under said will.

IN TESTIMONY WHEREOF, said parties of the first part have hereunto set their hands and seals, the day and year first above written.

Mollie P. Campbell (SEAL)
Mollie P. Campbell

Rosalie P. Thomas (SEAL)
Rosalie P. Thomas

Eunice W. Penny (SEAL)
Eunice W. Penny

NORTH CAROLINA
WAKE COUNTY

I, Kathy J. Boulder, a Notary Public of and for said County and State, do hereby certify that Mollie P. Campbell personally appeared before me this date and acknowledged the due execution of the foregoing conveyance.

WITNESS my hand and Notarial Seal, this 11 day of June 1973.

Kathy J. Boulder LS
NOTARY PUBLIC
My Commission Expires: 11-18-76

BOOK 2176 PAGE 652

NORTH CAROLINA

WAKE COUNTY

I, Kathy J. Boulden, a Notary Public of and for said County and State, do hereby certify that Rosalie P. Thomas personally appeared before me this date and acknowledged the due execution of the foregoing conveyance.

WITNESS my hand and Notarial Seal, this 27 day of June, 1973.

Kathy J. Boulden LS
NOTARY PUBLIC

My Commission Expires: 11-18-76

NORTH CAROLINA

WAKE COUNTY

I, Kathy J. Boulden, a Notary Public of and for said County and State, do hereby certify that Eunice W. Penny personally appeared before me this date and acknowledged the due execution of the foregoing conveyance.

WITNESS my hand and Notarial Seal, this 11 day of June, 1973.

Kathy J. Boulden LS
NOTARY PUBLIC

My Commission Expires: 11-18-76

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NORTH CAROLINA—WAKE COUNTY

The foregoing certificate S of

Kathy J. Boulden

Notary(ies) Public is
(are) certified to be correct. This instrument was presented for registration and recorded in this
office in Book 2176, Page 650.

This 1 day of Aug, 1973, at 10:30 o'clock A M.

J. A. ROWLAND, Register of Deeds.

By Alice J. Johnson
Deputy Register of Deeds