STATE OF NORTH CAROLINA
REAL ESTATE
EXCISE TAX
7-7-86
$10.00

OK/JH

Excise Tax 10.

NORTH CAROLINA
WARREN COUNTY
Office of Register of Deeds
Filed this the 7th
July, 1986
4:30 P.M., In
Page
J. H. Hundley
Register of Deeds

Recording Time, Book and Page

Tax Lot No. ..... Parcel Identifier No. .....
Verified by ..... County on the ..... day of ....., 19.....
by .....

Mail after recording to K. W. Branch
5225 Cedarwood Dr. Ra, NC 27609
This instrument was prepared by Landrise Ltd.
Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 12th day of April, 19 86, by and between

GRANTOR	GRANTEE
Landrise Ltd. a Virginia Corporation	Kenneth W. & Rebecca B. Branch 5225 Cedarwood Drive Raleigh, N.C. 27609

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 ....., Sixpound Township, Warren County, North Carolina and more particularly described as follows:

Lot # 13 Section I-A

as shown on plat of survey recorded in the office of the Register of Deeds of Warren County, North Carolina in Plat Book 18, page 10, to which reference is hereby made for more particular description and the metes calls, courses and distances appearing thereon with respect to the above lot are hereby adopted and made a part hereof as fully and to all intents and purposes as though fully set forth herein.

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

.....

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:

See Exhibit "A" attached hereto

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.

Landrise, Ltd. (Corporate Name)

By: Hab Baker III, President

ATTEST: Cheryl H. Baker by Hab Baker III her attorney-in-fact Secretary (Corporate Seal)

USE BLACK INK ONLY

.....(SEAL)

.....(SEAL)

.....(SEAL)

NORTH CAROLINA, WARREN COUNTY

I, Aileen A. Martin, a Notary Public of said County and State, do hereby certify that Hab Baker, III, Attorney-in-fact for Cheryl H. Baker, Secretary of Landrise, Ltd., this day personally appeared before me and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of Cheryl H. Baker and that his 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 Warren County, North Carolina, in Book 432, page 251, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; that the said Hab Baker, III acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed, and for and in behalf of the said Cheryl H. Baker.

WITNESS my hand and notarial seal on this 3 day of July, 1986.

Aileen A. Martin
NOTARY PUBLIC

My commission expires: 5/15/89

The foregoing Certificate(s) of Aileen A. Martin, A Notary Public of Warren Co., N.C.

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.

J. H. Hunnicutt REGISTER OF DEEDS FOR Warren COUNTY

By ..... Deputy/Assistant - Register of Deeds

N.C. Bar Assoc. Form No. 3 © 1976, Revised 1977.

Printed by Agreement with the N.C. Bar Assn.-1981.

POOLE PRINTING CO., INC. P.O. BOX 17370 RALEIGH, N.C. 27619

EXHIBIT "A"

The property described in the instrument to which this exhibit is attached is made subject to the following:

1. Declaration of Restrictive Covenants of Eaton's Ferry Estates, Inc. recorded in the Warren County Registry in Book 243, page 29;

2. Supplemental Declaration recorded in said Registry in Book 260, page 794;

3. Second Supplemental Declaration recorded in said Registry in Book 323, page 302;

4. Third Supplemental Declaration dated February 20, 1981 and recorded in said Registry in Book 348, page 330;

5. That agreement dated April 27, 1982 and recorded in said Registry in Book 367, page 310;

6. Fourth Supplemental Declaration dated June 29, 1982 and recorded in said Registry in Book 367, page 323;

7. Agreement dated June 30, 1982 and recorded in said Registry in Book 367, page 330;

8. Agreement dated June 30, 1982 and recorded in said Registry in Book 367, page 334;

9. Declaration of Protective Covenants recorded in said Registry in Book 381, page 257;

10. All recorded easements for public or private utilities, streets, roadways, or drainage which may legally affect the property herein conveyed as the same appear of record in said Registry.

STREETS LOCATED WITHIN THE SUBDIVISION ARE PRIVATE STREETS WHICH WILL MEET MINIMUM CONSTRUCTION STANDARDS AS SET FORTH BY THE NORTH CAROLINA BOARD OF TRANSPORTATION. SAID STREETS WILL NOT BE MAINTAINED BY THE STATE OF NORTH CAROLINA, WARREN COUNTY OR ANY PUBLIC AUTHORITY, AND THE EVENTUAL MAINTENANCE OF SAID STREETS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS IN SAID SUBDIVISION.