BK8137PG2087

WAKE COUNTY NC
09/01/98
$324.00
STATE OF NORTH CAROLINA
Real Estate Excise Tax

000020

PRESENTED FOR REGISTRATION
98 SEP -1 AM 9:05
LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY

Excise Tax 324.00

Recording Time, Book and Page

Tax Lot No. ..... Parcel Identifier No. 0235753

Verified by ..... County on the ..... day of ....., 19.....

by .....

Closing Atty: Savage and Godfrey
Mail after recording to Grantee

This instrument was prepared by Thomas A. Earls (without title examination)

Brief description for the Index Lot 84 Scotts Mill

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 27 day of August, 19 98, by and between

GRANTOR	GRANTEE
Cattano Construction, Inc., a NC Corporation	James N. Sutton and wife, Susan S. Sutton 107 Pine Mill Lane Apex, N.C. 27502

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

BEING all of Lot 84, Scotts Mill, Phase 3, as shown on plat recorded in Book of Maps 1997, Page 1413, Wake County Registry, and Book of Maps 1998, Page 26, Wake County Registry.

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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:

Ad valorem taxes; Restrictions of record; All general utility and service easements 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.

Cattano Construction, Inc. (Corporate Name)

By: Rick Cattano

Rick Cattano ..... President

ATTEST: Paula J. Cattano

Paula J. Cattano ..... Secretary (Corporate Seal)

USE BLACK INK ONLY

..... (SEAL)

..... (SEAL)

..... (SEAL)

..... (SEAL)

CATTANO CONSTRUCTION, INC. CORPORATE SEAL NORTH CAROLINA

Use Black Ink

NORTH CAROLINA, ... County.

I, a Notary Public of the County and State aforesaid, certify that .....

..... Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this ..... day of ....., 19.....

My commission expires: ..... Notary Public

SEAL-STAMP

NORTH CAROLINA, Wake County.

I, a Notary Public of the County and State aforesaid, certify that Paula J. Cattano,

personally came before me this day and acknowledged that S he is Asst. Secretary of Cattano Construction, Inc. 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 herself as its Asst. Secretary.

Witness my hand and official stamp or seal, this 27 day of August, 19 98

My commission expires: 8-9-2003 Dianna S. Whittaker Notary Public

DIANNA S. WHITTAKER
NOTARY PUBLIC
WAKE COUNTY, N.C.
My Commission Expires 8-9-2003

Use Black Ink

The foregoing Certificate(s) of Dianna S. Whittaker

.....

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.

LAURA M. RIDDICK ..... REGISTER OF DEEDS FOR Wake ..... COUNTY

By Meta W. Haws ..... Deputy/Assistant - Register of Deeds

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