WAKE COUNTY, NC 289
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
11/10/2005 AT 12:55:14
STATE OF NORTH CAROLINA
REAL ESTATE EXCISE TAX: $148
BOOK:011679 PAGE:00462 - 00465

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $148.00 | Recording Time, Book and Page

Tax Lot No. 0400260 | Parcel Identifier No.: 1705.20-91-6265.048

Mail after recording to: Manning, Fulton & Skinner, P.A. (Box 133)

This instrument was prepared by: Barry D. Mann of Manning, Fulton & Skinner, P.A.

Brief description for the Index: Unit 2321, The Cottages at Whitaker Condominium

THIS DEED made this 9th day of November, 2005 by and between

GRANTOR	GRANTEE
THE COTTAGES LLC, a North Carolina limited liability company	**CYNTHIA E. SMITH** **2321 Bernard Street** **Raleigh, North Carolina 27608**

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

See Exhibit A attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 10996, page 833, Wake County Registry.

A map showing the above described property is recorded in Condominium Map 2005, page 368A1 through 368A6, inclusive.

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:

> This property is conveyed subject to that Declaration recorded in Book 11236, page 876, as amended by Book 11250, page 2520 and Book 11595, page 231, Wake County Registry, to other restrictions and easements of record affecting said property and to 2005 ad valorem taxes, not yet due and payable.

IN WITNESS WHEREOF, the Grantor has hereto set his hand the day and year first above written.

THE COTTAGES LLC

By: _____
George DeLoache, Member/Manager

STATE OF NORTH CAROLINA :

COUNTY OF WAKE :

I, the undersigned Notary Public of the County and State aforesaid, certify that George DeLoache, personally came before me this day and acknowledged that he is Member/Manager of The Cottages LLC, a North Carolina limited liability company, and he acknowledged the execution of the foregoing instrument on behalf of and as of act of said limited liability company.

Witness my hand and official stamp or seal, this 9th day of November, 2005.

JANET W. HARRIS
NOTARY PUBLIC
WAKE COUNTY, N.C.
My Commission Expires 10-22-2009

_____
Notary Public

My Commission Expires: 10-22-09

EXHIBIT A

BEING all of Unit 2321 of THE COTTAGES AT WHITAKER CONDOMINIUM (the "Condominium") as designated and described in the Declaration for The Cottages at Whitaker Condominium" (the "Declaration") creating said Condominium under the provisions of Chapter 47C of the North Carolina General Statutes (the "Condominium Act"), which Declaration is recorded in Book 11236, page 876, as amended at Book 11250, page 2520 and Book 11595, page 231 in the Office of the Register of Deeds of Wake County, NC (the "Wake County Registry"), and as shown on plans on file in Condominium Map File No. 2005 – 368A1 through 368A6, inclusive, in the Wake County Registry;

TOGETHER WITH the allocated interests in and to the Common Elements of the Condominium appurtenant to said Unit as set forth in the Declaration; AND FURTHER TOGETHER WITH AND SUBJECT TO all rights, privileges, easements, restrictions, covenants and conditions appurtenant to or applicable to said Unit as set forth in the Declaration. The Condominium Act, the Declaration and the plans on file in Condominium Map File No. 2005 – 368A1 through 368A6, inclusive, as amended, in the Wake County Registry, are incorporated by reference for, among other reasons, a more particular description of the Unit, the allocated interests, the Common Elements and the land on which the Unit and the Common Elements are located.

GRANTEE, by acceptance of this Deed agrees to be bound by and to comply with the rights, privileges, easements, restrictions, covenants and conditions set forth in the Declaration including but not limited to the obligation to pay assessments for the maintenance and operation of the Condominium.

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Yellow probate sheet is a vital part of your recorded document.
Please retain with original document and submit for rerecording.

WAKE COUNTY
NORTH CAROLINA

Wake County Register of Deeds
Laura M. Riddick
Register of Deeds

North Carolina – Wake County

The foregoing certificate___ of _____

_____

_____

_____

_____

_____ Notary(ies) Public 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

By: _____
Assistant/Deputy Register of Deeds

This Customer Group
_____ # of Time Stamps Needed

This Document
_____ New Time Stamp
__4__ # of Pages

22.004–7/11/03