

BOOK 2489 PAGE 689



Excise Tax Recording Time, Book and Page
Tax Lot No. 402-5 Parcel Identifier No. 0014161
Verified by _____ County on the _____ day of _____, 19____
by _____

Mail after recording to PURRINGTON, HATCH & McNAMARA, P.O. BOX 466, RALEIGH, N.C. 27601

This instrument was prepared by Purrington, Hatch & McNamara

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this _____ day of March, 1977, by and between

GRANTOR	GRANTEE
<p>MAX COLLINS, JR. and wife, MELBA W. COLLINS FREDERICK McDANIEL COLLINS, divorced RUFFIN B. HOLDER and wife, EDNABEL C. HOLDER</p>	<p>COUNTY OF WAKE COUNTY OF DURHAM CITY OF RALEIGH CITY OF DURHAM c/o Raleigh-Durham Airport P.O. Box 27284 Raleigh, N. C. 27611</p>

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 contest.

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

BEGINNING at a new iron pipe in the center line of N.C.S.R. #1650, the southwest corner in said road of tract belonging to Sir Walter Lodge, Independent Order of Odd Fellows (now owned by the Grantees), runs thence south 68 degrees 27 minutes 6 seconds East 64 feet to an iron pipe; thence continuing South 68 degrees 27 minutes 6 seconds East 430 feet to an iron pipe; thence South 00 deg.12 min.31 sec. West 1,010.87 feet to an old iron pipe on the South side of said creek; thence North 83 degrees 28 minutes 58 seconds West 276.80 feet to a new iron pipe; thence North 74 degrees 15 minutes 58 seconds West 174.61 feet to a new iron pipe on the South side of Crabtree Creek; thence North 53 degrees 7 minutes 58 seconds West 77.48 feet to monument #7204; thence North 0 degrees 59 minutes 18 seconds East 240.36 feet to a new iron pipe; thence the same course 291.87 feet to a new iron pipe; thence the same course 156.35 feet to monument #7203; thence North 54 degrees 21 minutes 0 seconds West 182.60 feet to monument #7202; thence the same course 38.65 feet to a new iron pipe; thence the same course 21.19 feet to a nail and cap in the center of N.C.S.R. #1650; thence North 44 degrees 45 minutes 10 seconds East along the center of said road 333.51 feet to a new iron pipe, the point and place of BEGINNING, excepting, however, all of the above mentioned description South of the center line of Crabtree Creek, a part of the third and sixth calls and all of the fourth and fifth calls being survey lines outside of the perimeter of the tracts conveyed. Containing 12.52254 acres.

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:

Taxes for the year 1977

Right of way of N.C.S.R. #1650.

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) Max Collins, Jr. (SEAL)
Max Collins, Jr.

By _____
Melba W. Collins (SEAL)
Melba W. Collins

President

ATTEST: _____
Frederick McDaniel Collins (SEAL)
Frederick McDaniel Collins

Secretary (Corporate Seal) Ruffin B. Holder (SEAL)
Ruffin B. Holder

Ednabel C. Holder (SEAL)
Ednabel C. Holder

SEAL-STAMP NORTH CAROLINA, COUNTY OF Wake
I, Dorothy M. Hutchins, a Notary Public of the County and State aforesaid, certify that Frederick McDaniel Collins, personally came before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 1st day of April, 1977.
My commission expires: 3-24-81 Dorothy M. Hutchins Notary Public

SEAL-STAMP NORTH CAROLINA, COUNTY OF Wake
I, Donna G. Taylor, a Notary Public of the County and State aforesaid, certify that Max Collins, Jr. and wife Melba W. Collins, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 31st day of March, 1977.
My commission expires: Nov. 6, 1980 Donna G. Taylor Notary Public

SEAL-STAMP NORTH CAROLINA, COUNTY OF Wake
I, Donna G. Taylor, a Notary Public of the County and State aforesaid, certify that Ednabel C. Holder and husband, Ruffin B. Holder, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 31st day of March, 1977.
My commission expires: Nov. 6, 1980 Donna G. Taylor Notary Public

NORTH CAROLINA—WAKE COUNTY
The foregoing certificate of Donna G. Taylor of Dorothy M. Hutchins,
Donna G. Taylor

Notary (has) Public is
(are) certified to be correct. This instrument was presented for registration and recorded in this
office in Book 2489, Page 687
This 1 day of April, 1977, at 4:20 o'clock P. M.
R. B. MCKENZIE, JR., Register of Deeds
By Guy S. Johnson
DEPUTY REGISTER OF DEEDS