WAKE COUNTY NC
44

08/27/97
$236.00

STATE OF NORTH CAROLINA

Real Estate Excise Tax

BK 7621 PG 0450

PROJECT: (8.U401709) 6.408014T
ID NO.: (R-2000 BA) R-2000WM
PARCEL: 39WM & 39A WM

Excise Tax $236.00 Recording Time, Book and Page _____

Tax Lot No. 222866 Parcel Identifier No. _____

Verified by _____ County on the _____ day of _____ 19 ____ by _____

Mail after recording to C. D. Parker, Division Right of Way Agent
815 Stadium Drive; Durham, NC 27704

This instrument was prepared by C. D. Parker

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 27th day of August 19 97 by and between

GRANTOR	GRANTEE
Bradford Place, LLC, A North Carolina Limited Liability Company	NC Department of Transportation, an Unincorporated Agency of the State of North Carolina 815 Stadium Drive Durham, NC 27704

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.q. 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 in the amount of $ 118,000.00 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~~ _____, Swift Creek Township, Wake County, North Carolina and more particularly described as follows:

Being all of Lot #41, Bradford Place Subdivision (excepting open space), and all of Lot #19A, Bradford Place Subdivision, as shown on recombination plat by Rivers and Associates, Inc. dated June 9, 1997 and recorded in Plat Book 1997 at page 1341, Wake County Registry.

PRESENTED FOR REGISTRATION
97 AUG 27 PM 12:47
LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY

000228

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 6394 at page 04

A map showing the above described property is recorded in Plat Book 1997 page 1341.

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:
NONE

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.

BRADFORD PLACE, LLC, A NC Limited Liability Company

BY: Scott M. Hoch by Arthur E. Hoch / Attorney in fact (SEAL)

(USE BLACK INK ONLY)

NORTH CAROLINA, Wake COUNTY

Arthur E. Hoch, Attorney-In-Fact for Scott M. Hoch, Manager of Bradford Place, LLC

I, a Notary Public of the County and State aforesaid, certify that ARTHUR E. HOCH, personally appeared before me this day, and being by me duly sworn says that he executed the foregoing and annexed instrument on behalf of SCOTT M. HOCH, MANAGER OF BRADFORD PLACE, LLC, and that this authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Wake County Register of Deeds, and that this instrument was executed under and by virtue of the authority duly given by said instrument granting him power of attorney; that the said ARTHUR E. HOCH acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and on behalf of the said SCOTT M. HOCH, MANAGER OF BRADFORD PLACE, LLC.

Witness my hand and notarial seal, this the 27th day of August, 19 97.

NOTARY PUBLIC WAKE CO.

My Commission Expires: 03-01-2000

Notary Public

The foregoing Certificate(s) of Crystal Wright

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 Mary M. Parker Deputy/Assistant-Register of Deeds