WAKE COUNTY, NC 582
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
01/19/2006 AT 16:12:42
STATE OF NORTH CAROLINA
REAL ESTATE EXCISE TAX: $689
BOOK:011781 PAGE:00138 - 00140

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **$ 689.00**

Parcel Identifier No. **0328449 & 0328452**
Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: James R. Rogers III - Box 165
This instrument was prepared by: James R. Rogers III

Brief description for the Index: _____

THIS DEED made this 15th day of December, 2005, by and between

GRANTOR	GRANTEE
Perry Brothers Development Company, Inc. **5600 Rock Service Station Rd.** **Raleigh, NC 27603-9371**	**State of North Carolina** **1321 Mail Service Center** **Raleigh, NC 27699-1321**

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 , Middle Creek, Wake County, North Carolina and more particularly described as follows:

BEING all of Tracts 3A and 3B, as shown on plat recorded in Book of Maps 2005, Page 2119, Wake County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 11251, Pages 2774 & 2778

A map showing the above described property is recorded in Plat Book 2005 Page 2119

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, other than the following exceptions:

This conveyance is made SUBJECT TO any and all matters related to the recorded map, restrictive covenants of record, general utility and service easements of record and ad valorem taxes for the year 2006.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Perry Brothers Development Company, Inc. _____(SEAL)
(Entity Name)

By: _____ _____(SEAL)
Title: Vice President

By: _____ _____(SEAL)
Title: _____

By: _____ _____(SEAL)
Title: _____

State of North Carolina - County of Wake
I, the undersigned Notary Public of the County and State aforesaid, certify that Jonathan Perry personally came before me this day and acknowledged that he is the Vice President of Perry Brothers Development Company, Inc., a North Carolina corporation, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this 9th day of January, 2006.

My Commission Expires: 11/23/2006

_____
Notary Public

JOHN A. YEEL NOTARY PUBLIC WAKE COUNTY, N.C.

State of North Carolina - County of Wake
I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal this 15th day of December, 2005.

My Commission Expires: _____
Notary Public

The foregoing Certificate(s) of _____ 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.
Register of Deeds for _____ County
By: _____ Deputy/Assistant - Register of Deeds