20060602000095630 DEED
Bk:RB4044 Pg:58
06/02/2006 09:17:06AM 1/3

FILED Joyce H. Pearson
Register of Deeds Orange COUNTY,NC
BY:
Deputy Linda Parker

Prepared by Epting & Hackney
Return to Grantee
STATE OF NORTH CAROLINA
COUNTY OF ORANGE

Revenue Stamps: $174.00

9894-52-6276
5.19..9D

Orange County NC 06/02/2006
State of North Carolina
Real Estate Excise Tax
Excise Tax: $174.00

**GENERAL WARRANTY DEED**

THIS DEED, made and entered into this 31st day of May, 2006, by and between the ASSOCIATION FOR THE PRESERVATION OF THE ENO RIVER VALLEY, INC., a North Carolina non-profit corporation hereinafter referred to as Grantor, and the STATE OF NORTH CAROLINA, whose address is c/o Attorney General's Office, Property Control Section, 9001 Mail Service Center, Raleigh, NC 27699-9001, hereinafter referred to as Grantee;

W I T N E S S E T H:

THAT the said Grantor, for and in consideration of valuable consideration, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the said Grantee in fee simple, all of those certain lots or parcels of land situated in Eno Township, Orange County, North Carolina, and more particularly described as follows:

Consisting of 10.99 acres and being all of Lot Number 6A as shown on the plat prepared by William Jerry Autry, RLS L-1395, dated March 26, 1980, entitled "W.G. SCARLETT HEIRS." Said plat is recorded in Plat Book 34, Page 160 of the Orange County Registry, and reference is hereby made to said plat for a more particular description of the property herein conveyed.

There is also conveyed herein any and all appurtenant easement rights and prescriptive easement rights of the Grantors for ingress, egress and regress to the above described property over and across the existing unpaved or dirt road shown as "EXISTING FARM ROAD" on the above

described plat recorded in Plat Book 34 at Page 160 of the Orange County, and that 60 foot (60') "PRIVATE ROAD" shown on said plat, which provide the above described property with access to Linden Road. Reference to said plat is hereby made for a more particular description of the same.

There is also conveyed any and all appurtenant easement rights of the Grantors for ingress, egress and regress to the above described property over and across that fifty foot (50') private road shown as "W.G. Scarlett Drive" on that plat of survey entitled "SCARLETT FOREST SUBDIVISION" dated January 7, 1999, which plat is recorded in Plat Book 85 at Page 184 of the Orange County Registry, to which plat reference is hereby made for a more particular description of same.

This conveyance is made subject to easements and restrictions of record, if any.

The property hereinabove described was acquired by the Grantor by deed recorded in Book 3756, Page 309, Orange County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereunto belonging to the Grantee in fee simple.

AND the said Grantor covenants with the Grantee that it is seized of the said 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 it will warrant and defend the said title against the lawful claims of all persons whomsoever, except for the exceptions set forth herein.

IN WITNESS WHEREOF, the Grantor has caused this deed to be signed in its name by its duly authorized officials the day and year first above written.

ASSOCIATION FOR THE PRESERVATION OF THE ENO RIVER VALLEY, INC.

By: Holly F. Reid
Holly F. Reid, President

ASSOCIATION FOR THE PRESERVATION OF THE ENO RIVER VALLEY, INC. NORTH CAROLINA SEAL

ATTEST:

Nancy S. Gustaveson
Nancy S. Gustaveson, Secretary

ELIZABETH JACOBS NOTARY PUBLIC ORANGE COUNTY, N.C.

STATE OF NORTH CAROLINA
COUNTY OF ORANGE

I, Elizabeth Jacobs, a Notary Public in and for the county and state aforesaid, do certify that Nancy S. Gustaveson personally appeared before me this day and acknowledged that she is the Secretary of the Association For the Preservation of the Eno River Valley, Inc., the non-profit corporation named within, and that by authority duly given and as the voluntary act of the corporation, the foregoing instrument was signed in its name by Holly F. Reid, as its President, sealed with its corporate seal, and attested by her as its Secretary, for the purposes stated therein.

Witness my hand and notarial seal this 31st day May, 2006.

Notary Public

My commission expires: 5-12-2008

ELIZABETH JACOBS
NOTARY
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PUBLIC
ORANGE COUNTY, N.C.