20040805000219520 DEED
Bk:RB3521 Pg:476
08/05/2004 09:45:12AM 1/4

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

Sep

Orange County NC 08/05/2004
State of North Carolina
Real Estate Excise Tax
Excise Tax: $174.00

Prepared by Robin Jacobs
Return to Grantee
STATE OF NORTH CAROLINA
COUNTY OF ORANGE

Revenue Stamps: $174

GENERAL WARRANTY DEED

9894-52-4693
PB

THIS DEED, made and entered into this 3RD day of August, 2004, by and between BETTY E. SCARLETT, Unmarried, hereinafter referred to as Grantors and THE ASSOCIATION FOR THE PRESERVATION OF THE ENO RIVER VALLEY, INC., whose address is 4419 Guess Road, Durham, NC 27712, 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, have and by these presents does grant, bargain, sell and convey unto the said Grantee in fee simple, all of that certain lot or parcel of land situated in Eno Township, Orange County, North Carolina, and more particularly described as follows:

BEING all of Lot Number 6B 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 at Page 160 of the Orange County Registry, and reference is hereby made for a more particular description of the property conveyed.

There is also conveyed any and all appurtenant easement rights and prescriptive easement rights of Betty E. Scarlett for ingress, egress and regress to the above described property over and across the existing unpaved or dirt road shown as an "EXISTING FARM ROAD" on the above described plat of survey recorded in Plat Book 34 at Page 160 of the Orange County Registry, and that sixty

foot (60') "PRIVATE ROAD" shown on said plat, which provide the above described property with access to Linden Road. Reference to said plat reference is hereby made for a more particular description of the same.

There is also conveyed any and all appurtenant easement rights of Betty E. Scarlett for ingress, egress and regress to the above described property over and across that fifty foot (50') foot 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 the same.

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

The property described herein was acquired by the Grantor by deed recorded in Book 386, Page 277, 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 she 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 she will warrant and defend the said title against the lawful claims of all persons whomsoever, except for the exceptions set forth herein; provided that the Grantors make no warranties as to title to any easement rights or rights of ingress, egress and regress.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal the day and year first above written.

Betty E. Scarlett (SEAL)
BETTY E. SCARLETT

STATE OF NEW YORK
COUNTY OF ~~New York~~ Bronx

I, a Notary Public in and for the county and state aforesaid, do certify that Betty E. Scarlett personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purpose therein expressed.

Witness my hand and notarial seal this 3rd day of August, 2004.

Joy F. Willig
Notary Public

My commission expires: 6.9.2005

(NOTARY SEAL)

JOY F. WILLIG
Notary Public, State of New York
No. 02WI5079477
Qualified in Bronx County
Commission Expires June 9, 2005

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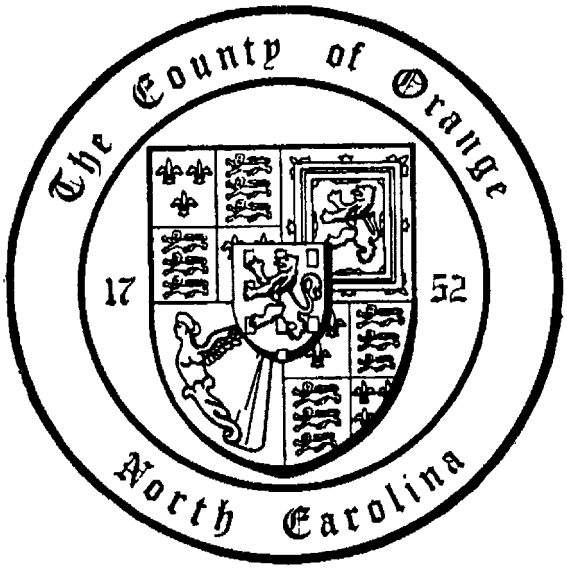


Joyce H. Pearson
Register of Deeds
Orange County
North Carolina

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**State of North Carolina, County of Orange**

The foregoing certificate(s) of JOY F. WILLIG, NOTARY PUBLIC for the Designated Governmental units is/are certified to be correct. See filing certificate herein.

This day August 5, 2004.

Joyce H. Pearson, Register of Deeds

BY: Linda C Perkins
Deputy / ~~Assistant~~ Register of Deeds

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