2005080300027747 0 DEED
Bk:RB3827 Pg:453
08/03/2005 12:39:06PM 1/4

2/
HB

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

Orange County NC 08/03/2005
State of North Carolina
Real Estate Excise Tax
Excise Tax: $441.00

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

Revenue Stamps: $441.00
2nd Tract 9894-60-7767
5.24..1B
1st Tract 9894-52-4693
5.19..9C MB

# GENERAL WARRANTY DEED

THIS DEED, made and entered into this 8th day of July, 2005, 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 State Property Office, 1321 Mail Service Center, Raleigh, NC 27699-1321, 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:

**FIRST TRACT:** 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, 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.

**SECOND TRACT:** BEING all of that 16.87 acre lot shown as TRACT 1 on that plat of survey by Landmark Surveying, Inc. dated November 30, 2004, entitled "Final Plat Boundary Survey for THE ASSOCIATION FOR THE PRESERVATION OF THE ENO RIVER VALLEY, INC." recorded in Plat Book 96, Page 91, Orange County Registry, to which plat reference is hereby made for a more particular description of said lot, and being the same real property described in that deed recorded in Book 379, Page 487, Orange County Registry.

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

The property hereinabove described was acquired by the Grantor by deeds recorded in Book 3521, Page 476, and Book 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: _____
Robin Jacobs, President

ATTEST:

_____
Nancy S. Gustaveson, Secretary

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

STATE OF NORTH CAROLINA
COUNTY OF ORANGE

I, 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 act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal, and attested by her as its Secretary.

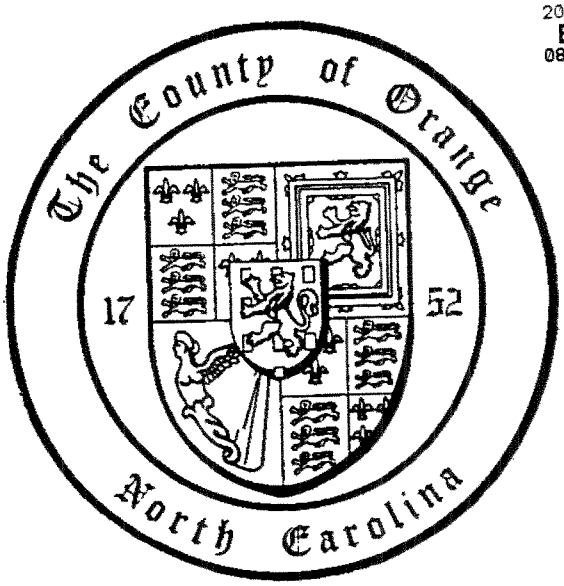
Witness my hand and notarial seal this 8th day July 2005.

_____
Notary Public

My commission expires: 12/3/2005

ANN EFIRD
NOTARY
PUBLIC
ORANGE COUNTY, N.C.

20050803000277470 DEED
Bk:RB3827 Pg:456
08/03/2005 12:39:06PM 4/4




Joyce H. Pearson
Register of Deeds
Orange County
North Carolina

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

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

This day August 3, 2005.

Joyce H. Pearson, Register of Deeds

BY: _____
~~Deputy~~ / Assistant Register of Deeds

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