

Wake County, NC 146
Laura M Riddick, Register Of Deeds
Presented & Recorded 06/20/2001 10:49:10

Excise Tax: \$0 (Gift)

Book : 008966 Page : 00180 - 00183
Tax ID No.: 0026032, 0076106, 0076107

Mail/Return to: F. Timothy Nicholls (145)
Prepared by: F. Timothy Nicholls, Esq. (without search)

Brief description: Grant Avenue Apartments

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made the ___ day of March, 1998, by GEORGE A. YELVERTON, III and wife, KATHERINE J. YELVERTON, (hereinafter collectively "Grantor") to:

GRANT AVENUE, LLC (hereinafter "Grantee")
3347 Alleghany Drive
Raleigh, NC 27609

(The designation of "Grantor" and "Grantee" shall include said parties and their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter, as required by the context.)

WITNESSETH, that Grantor, for a valuable consideration paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee, in fee simple, that certain tract of real property located in the City of Raleigh, Wake County, North Carolina, and described in Exhibit A, attached hereto and made a part hereof (hereinafter the "Property").

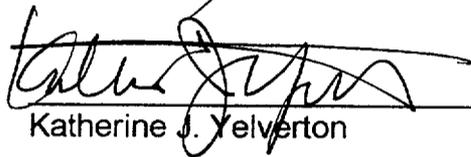
TO HAVE AND TO HOLD the Property, and all privileges and appurtenances thereto belonging, to Grantee in fee simple.

And Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, has the right to convey the same in fee simple, that title to the Property 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 following: (i) ad valorem taxes; (ii) matters revealed by a current survey and inspection of the Property; (iii) all other rights of way, easements, buffers, restrictive covenants and other matters, if any, affecting the Property and of public record; (iv) rights of tenants in possession under leases; and, (v) deeds of trust recorded in Wake County Registry.

The Property was acquired by Grantor by deed recorded in Book 5217, Page 572, Wake County Registry.

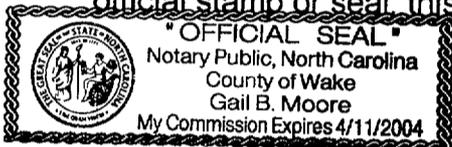
IN WITNESS WHEREOF, the Grantor has hereunto set his hand, and adopted the typed word "(SEAL)" after his name as his own seal, the day and year first above written.

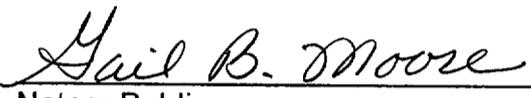

George A. Yelverton, III (SEAL)


Katherine J. Yelverton (SEAL)

NORTH CAROLINA - WAKE COUNTY

I, a Notary Public of the County and State aforesaid, certify that George A. Yelverton, III and his wife, Katherine J. Yelverton, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 20th day of JUNE, ~~1998~~ 2001




Notary Public

My Commission expires: 4-11-2004

EXHIBIT A

The following described property in Wake County, North Carolina:

TRACT 1: BEGINNING a new iron pipe in the eastern 40' right-of-way line of Baez Street, said point being the northwestern corner of a tract shown as Knowles Place Townhomes on a plat recorded in Book of Maps 1983, Page 87, Wake County Registry; running thence from said beginning point along the eastern right-of-way line of Baez Street north 05° 35' 03" east 62.05 feet to a new iron pipe, said point being the intersection of the eastern right-of-way line of Baez Street and the southern 60' right-of-way line of Grant Avenue; running thence along the southern right of way line of Grant Avenue south 86° 10' 35" east 911.78 feet to an existing iron pipe, said point being the northwestern corner of Lot 51 as shown on a map recorded in Book of Maps 1911, Page 109, Wake County Registry; running thence along the western property lines of Lots 48 through 51 as shown on a map recorded in Book of Maps 1911, page 109, Wake County Registry South 05° 33' 08" west 373.68 feet to an existing iron pipe; thence along the northern property lines of Lots 39 through 43 as shown on a map recorded in Book of Maps 1911, Page 109, Wake County Registry, north 86° 11' 57" west 818.41 feet to a new iron pipe in the northern property line of Dylan Court Townes; running thence along the eastern property line of Knowles Place Townhomes north 05° 35' 03" east 312.00 feet to a new iron pipe, said point being the northeastern corner of Knowles Place Townhomes as shown on a map recorded in Book of Maps 1983, Page 87, Wake County Registry; running thence along the northern line of Knowles Place Townhomes north 86° 11' 57" west 93.59 feet to the point and place of Beginning, and being all of a tract containing a total of 7.153 acres as shown on a map entitled "Property of Grant Avenue Apartments, Owner Belvidere Investment Company, Raleigh, N.C., as built survey" dated January 2, 1987.

TRACT 2: BEGINNING at a new iron pipe, said pipe being located at the intersection of the northern 60' right-of-way line of Grant Avenue with the western 50' right-of-way line of Lyon Street; running thence along the northern right-of-way line of Grant Avenue north 86° 10' 35" west 589.65 feet to a new iron pipe, said pipe being the southeastern corner of Lot 8 as shown on a map recorded in Book of Maps 1948, Page 75, Wake County Registry; running thence along the eastern property line of Lot 8 as shown on a map recorded in Book of Maps 1948, Page 75, Wake County Registry north 04° 45' 00" east 183.38 feet to a new iron pipe, said pipe being the southwestern corner of Lot 20 as shown on a map recorded in Book of Maps 1947, Page 101, Wake County Registry; running thence along the southern property lines of Lot 20 through 26, inclusive, as shown on a map recorded in Book of Maps 1947, Page 101, Wake County Registry south 85° 15' 00" east 589.57 feet to a new iron pipe in the western right-of-way line of Lyon Street; running thence along the western right-of-way line of Lyon Street south 04° 45' 00" west 173.84 feet to the point and place of Beginning, and being a tract containing 2.417 acres as shown on a survey entitled "Property of Grant Avenue Apartments, Owner-Belvidere Investment Company, Raleigh, N.C., as built survey" dated January 2, 1987.

Laura M Riddick
Register of Deeds
Wake County, NC



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Please retain with original document and submit for rerecording.**



**Wake County Register of Deeds
Laura M. Riddick
Register of Deeds**

North Carolina - Wake County

The foregoing certificate ___ of _____

_____ *Carl B. Moore* _____

_____ Notary(ies) Public 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

By: *Trachuck C. Baymon*
Assistant/Deputy Register of Deeds

This Customer Group
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