

WAKE COUNTY, NC 615  
LAURA M RIDDICK  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
04/02/2004 AT 16:03:11  
STATE OF NORTH CAROLINA  
REAL ESTATE EXCISE TAX: \$750  
BOOK:010748 PAGE:00073 - 00076

EXCISE TAX \$750.00 Parcel Identifier No. 0069459

Verified by ..... County on the ..... day of .....  
by .....

Mail after recording to GRANTEE

This instrument was prepared by Titchener Law Office

Brief description for the Index

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 31st day of March, 2004, by and between

GRANTOR

GRANTEE

Hollingsworth & White, Inc.

George A. Yelverton, III  
2327½ Grant Avenue  
Raleigh, NC 27608

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED  
HEREIN BY REFERENCE AS IF FULLY SET FORTH.

The property hereinabove described was acquired by Grantor by instrument recorded in .....  
Book 8122, Page 963, Wake County Registry

A map showing the above described property is recorded in Plat Book ..... page.....

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Declarations, easements and encumbrances of record;  
including ad valorem taxes for 2004 and subsequent years.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Hollingsworth & White, Inc.  
.....  
(Corporate Name)

USE BLACK INK ONLY

By: *Harry A. White, Jr.*  
.....  
President

ATTEST:  
.....  
Secretary (Corporate Seal)

.....(SEAL)  
.....(SEAL)  
.....(SEAL)  
.....(SEAL)

SEAL-STAMP

NORTH CAROLINA, ..... County.

I, a Notary Public of the County and State aforesaid, certify that .....  
Grantor,  
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my  
hand and official stamp or seal, this ..... day of .....

My commission expires: ..... Notary Public

SEAL-STAMP

NORTH CAROLINA, Wake ..... County.

I, a Notary Public of the County and State aforesaid, certify that *Harry A. White, Jr.*  
President ~~XXXXXX~~ of  
Hollingsworth & White, Inc. a North Carolina corporation, and that by authority duly  
given and as the act of the corporation, the foregoing instrument was signed in its name by its  
President, ~~XXXXXXXXXXXXXXXXXXXX~~ and ~~XXXXXX~~  
Witness my hand and official stamp or seal, this *31st* day of *March* 2004

My commission expires: *09-25-2005* *[Signature]* Notary Public

The foregoing Certificate(s) of .....

is/are certified to be correct. This instrument and this certificate are duly registered at the ..... and in the Book and Page shown on the first page hereof.

By ..... Deputy/Assistant - Register of Deeds



**Lot 49A (1333 Chester Road) approx 126.25' X 229.25' = 28,947 SF or .6645 Acres**

“Exhibit A”

BEGINNING at an existing iron pipe located in the western right-of-way line of Chester Road (formerly Butler Street), a fifty foot (50') right-of-way, said point being 174.1 feet in a southerly direction from the point where the right-of-way of Chester Road intersects with the right-of-way of Grant Avenue: runs thence with the western right-of-way of Chester Road, S 06 degs 14 min 20 secs W 126.27 feet to a nail; runs thence away from Chester Road along the northern line of Lot 48a, N 85 degs 15 min 46 secs W 229.65 feet to an existing iron pipe; runs thence with the eastern line of Lot 52 N 06 degs 30 mins 00 sec E 126.23 feet to an existing iron pipe; runs thence with the southern line of Lot 50A S 85 degs 16 min 34 secs E 229.08 feet to a point, said point being the point and place of BEGINNING, and consisting of 28,947 square feet and being all of Lot 49A, San Domingo, as shown on that survey entitled “Property of Charles W. Taylor”, dated September 6, 1991, by John Y. Phelps., RLS.



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Yellow probate sheet is a vital part of your recorded document.  
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 William R. Titchener, Jr

\_\_\_\_ 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: Jane Morgan  
Assistant/Deputy Register of Deeds

This Customer Group  
\_\_\_\_\_ # of Time Stamps Needed

This Document  
\_\_\_\_\_ New Time Stamp  
4 # of Pages