

BK012784PG01956

WAKE COUNTY, NC 324
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
10/08/2007 AT 14:55:37

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Excise Tax:\$ 0 Tax I.D. No: 069459 and 013019
Instrument Prepared by: Burns, Day & Presnell, P.A.
Mail to Burns, Day & Presnell, P. A., P. O. Box 10867, Raleigh, NC 27605
Short Description : Chester Road

NORTH CAROLINA
WAKE COUNTY

NORTH CAROLINA
GENERAL WARRANTY DEED

THIS DEED is made this 24 day of September, 2007, by and between **George A. Yelverton, III and wife, Katherine J. Yelverton, Grantors, and The Pulliam of Raleigh, LLC, Grantee, whose address is 3347 Alleghany Drive, Raleigh, NC 27609.**

WITNESSETH:

THE GRANTOR, for a valuable consideration paid by the Grantee, the sufficiency and 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 real property described as follows:

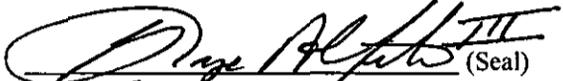
See Attached Exhibit "A"

TO HAVE AND TO HOLD the above-described real property 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 said real property in fee simple, has the right to convey the same in fee simple, that the 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:

1. Declarations, easements, and encumbrances of record.
2. Ad valorem taxes.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, the day and year first above written.

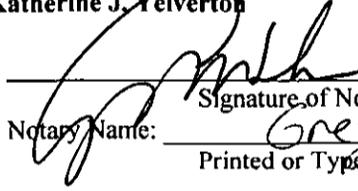
 (Seal)
George A. Yelverton, III

 (Seal)
Katherine J. Yelverton

WAKE COUNTY, NORTH CAROLINA

I, the undersigned Notary Public, certify that the following person(s) personally appeared before me this day, and I have seen satisfactory evidence of the principals' identity, by (choose one) a current state or federal identification with the principals' photograph in the form of a driver's license, or I have personal knowledge of the identity of the principals, or a credible witness has sworn to the identity of the principals, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **George A. Yelverton, III and Katherine J. Yelverton**

Date: 9-24-07


Signature of Notary Public
Notary Name: Greg L. Hinshaw
Printed or Typed Name

GREG L. HINSHAW
NOTARY PUBLIC
WAKE COUNTY, N.C.
(Official Seal) My Commission Expires 8-1-2010.

My commission expires: 8-1-10

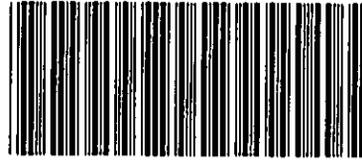
The foregoing Certificate(s) of _____
_____ is/are certified to be correct. This instrument and this certificate are duly
registered at the date and time and in the Book and Page shown on the first page hereof.

By: _____
, Deputy/Assistant - Register of
Deeds
Copyright @ North Carolina Bar
Association

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 degrees 14 minutes 20 seconds W 126.27 feet to a nail; runs thence away from Chester Road along the northern line of Lot 48a, N 85 degrees 15 minutes 46 seconds W 229.65 feet to an existing iron pipe; runs thence with the eastern line of Lot 52 N 06 degrees 30 minutes 00 seconds E 126.23 feet to an existing iron pipe; runs thence with the southern line of Lot 50A S 85 degrees 16 minutes 34 seconds 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.

BEGINNING at a point in the western line of Chester Road, said point being located 105.00 feet in a southern direction from the intersection of the South line of Grant Avenue and the West line of Chester Road, and runs thence South 6 deg. 30' West with the western line of Chester Road 69.1 feet to a point; thence North 85 deg. 30' West 230 feet to a point; thence North 6 deg. 30' East 69.1 feet to a point, a corner of Lot 51 in the eastern line of Lot 52; thence South 85 deg. 30' East 230 feet to the point of BEGINNING; being a part of Lot 50 according to a map of San Domingo recorded in Book of Maps 1911, Page 109, Wake County Registry.



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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**

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