

FRANKLIN COUNTY NC

06/20/2002

BK 1273PG0528 24

\$180.00

Real Estate
Excise TaxLINDA H. STONE, REGISTER OF DEEDS
FRANKLIN COUNTY, NC

FILED FOR REGISTRATION

DATE June 20, 2002TIME 9:40 A.M.BOOK 1273PAGE 528-530

Excise Tax: \$ 180.00

Recording Time, Book and Page

Tax Lot No.

Parcel Identifier No. YG5105011

/ Mail after recording to: DOYLE & DOYLE, LLP/BOX 55
PO BOX 369
KNIGHTDALE, NC 27545

This instrument was prepared by: HENRY M. DOYLE (without title certification)

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this the 17 day of June, 2002, by and between
Everette D. Pearce and wife, Lillian W. Pearce, GRANTORS, and Janice C Pearce, GRANTEE,
whose permanent address is P.O. Box 365, Youngsville, NC 27596.

The designation Grantors 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 Grantors, 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
 , Youngsville Township, Franklin County, North Carolina and more particularly
described as follows:

SEE ATTACHED LEGAL DESCRIPTION

The property herein above described was acquired by Grantors by instrument recorded in:
A map showing the above described property is recorded in 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 Grantors covenants with the Grantee, that Grantors are 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 Grantors will warrant and defend title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated Title to the property herein above described is subject to the following exceptions:

2002 Property Taxes
Easements, restrictions, and rights of way of record.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or if corporate, have 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.

Everette D. Pearce (SEAL)
Everette D. Pearce

Lillian W. Pearce (SEAL)
Lillian W. Pearce

STATE OF NORTH CAROLINA
Wake COUNTY

I, a Notary Public of the County and State aforesaid, certify that Everette D. Pearce and Lillian W. Pearce, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the _____ day of June, 2002.

My commission expires: 4/05/05

Henry M. Doyle
NOTARY PUBLIC

NORTH CAROLINA
FRANKLIN COUNTY

The foregoing certificate(s) of Henry M. Doyle
Notary Public(s) of Wake County, N.C.

is/are hereby certified to be correct.

This instrument was presented for registration on the 20th day of June, 2002, at 9:40 A.M.
and recorded in Book 1273, Page 528-530 This the 20th day of June, 2002.

Linda H. Stone
REGISTER OF DEEDS
Linda H. Stone

BY.

Carolyn Colley
ASSISTANT

LEGAL DESCRIPTION

NORTH CAROLINA
TOWN OF YOUNGSVILLE

That certain tract or parcel of land situate in Franklin County, Youngsville Township, state of North Carolina and described as follows: BEGINNING at a point at the Northwest corner of the intersection of Winston Street and Nassau Street, 27 feet Westerly from the center line of Nassau Street and 20 feet northerly from the center line of Winston Street; thence along the North side of Winston Street North 87 deg. 20 min W 115 feet to an iron, thence N. 1 deg. East 170 feet to an iron; thence South 87 deg. East 150.9 feet to an iron on the West side of Nassau Street, 27 feet from the center line of Nassau Street; thence along the West side of Nassau Street South 13 deg. 30 min. West 170 feet to the point of beginning, according to map and survey of Phil R. Inscoe dated April 12, 1958; and being a portion of the land conveyed to C.E. Richards by deed of R.T. Purkerson and wife Maddie Pearl Purkerson dated 23 February 1955 and recorded in Book 515, Page 67.