

FRANKLIN COUNTY

JUL 8, 91



14.00 TRAM 5

Real Estate
Excise Tax

Excise Tax 14.00

NORTH CAROLINA, FRANKLIN COUNTY

FILED

DATE: July 8, 1991

TIME: 3:45 P.M.

BOOK: 939

PAGE(S): 584-585

 MARTHA D. SHEARIN, REGISTER OF DEEDS

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. _____
 Verified by _____ County on the _____ day of _____, 19____
 by _____

Mail after recording to WARREN, PERRY, ANTHONY AND COOK
 POST OFFICE BOX 1187, WAKE FOREST, NC 27588-1187
 This instrument was prepared by JAMES S. WARREN
 Brief description for the Index **LOT 12 RIVER VIEW ESTATES**

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 5 day of July, 1991, by and between

GRANTOR

GRANTEE

STEPHEN C. GOULD AND WIFE,
 JUDITH U. GOULD; JAMES M.
 ADAMS AND WIFE, GAYLE W. ADAMS

ANTHONY E. SPIRITI AND WIFE,
 JULIE A. SPIRITI

Rt 1 Box 111-B1
 Youngsville NC 27596

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 _____, _____ Township,

Franklin County, North Carolina and more particularly described as follows:

BEING all of Lot 12 of River View Estates, as shown on Plat recorded in Plat Record File 3, Slide 91-24, Franklin County Registry. Lot 12 contains 9.78 acres. This Plat was drawn by W. Graham Cawthorne, R.L.S., and dated 15 August 1990.

ALONG with the above conveyance is a right-of-way for ingress, egress and regress along River View Drive as shown on Plat Record File 3, Slide 91-24, Franklin County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in

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:

- (1) Subject to the right-of-way of River View Drive as shown on Plat recorded in Plat Record File 3, Slide 91-24, Franklin County Registry;
- (2) Subject to Restrictive Covenants recorded in Book 939, Page 322, Franklin County Registry;
- (3) Subject to Road Maintenance Agreement as recorded in Book 939, Page 328, Franklin County Registry.

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.

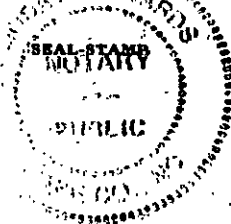
.....
(Corporate Name)

By:

..... President

ATTEST:

..... Secretary (Corporate Seal)



USE BLACK INK ONLY

STEPHEN C. GOULD

JUDITH U. GOULD

JAMES M. ADAMS

GAYLE W. ADAMS

NORTH CAROLINA, WAKE County.

I, a Notary Public of the County and State aforesaid, certify that Stephen C. Gould and wife, Judith U. Gould, James M. Adams and wife, Gayle W. Adams personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 27 day of June, 1991.

My commission expires: 2-18-94

Linda H. Edwards Notary Public

SEAL-STAMP

NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that personally came before me this day and acknowledged that he is Secretary of 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, sealed with its corporate seal and attested by as its Secretary. Witness my hand and official stamp or seal, this day of, 19.....

My commission expires:

Notary Public

NORTH CAROLINA, FRANKLIN COUNTY

The foregoing Certificate of Linda H. Edwards, a Notary 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.

MARTHA D. SHEARIN REGISTER OF DEEDS FOR FRANKLIN COUNTY

By Deputy/Assistant - Register of Deeds