

Wake County, NC 707
Laura M Riddick, Register Of Deeds
Presented & Recorded 06/17/2002 16:01:07
State Of NC Real Estate Excise Tax : \$180
Book : 009457 Page : 01757 - 01760

Excise Tax \$ 180.00

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No. 0179876
Verified by County on the day of
by

Mail after recording to Law Offices of Howard S. Kohn, 711 Harvey Street, Raleigh, NC 27608
(HOLD FOR BOX 125)

This instrument was prepared by Law Offices of Howard S. Kohn, 711 Harvey Street, Raleigh, NC 27608

Brief description for the Index LT 6A, Property of James & Elsie Coombs

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 17th day of June, 2002, by and between

GRANTOR

Ernest L. Coombs and wife,
Margaret Coombs
8633 Buffaloe Road
Knightdale, NC 27545

GRANTEE

James L. Coombs and wife,
Elsie Faye Coombs
8641 Buffaloe Road
Knightdale, NC 27545

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

See attached Exhibit "A"

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

A map showing the above described property is recorded in Plat Book 1986 page 2207

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:

Easements and restrictions of record.

2002 ad valorem taxes.

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.

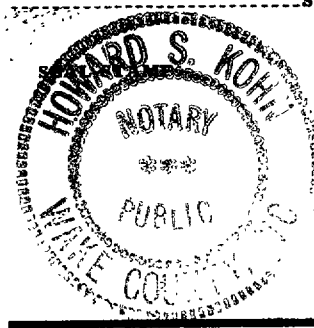
(Corporate Name)
By: -----

President
ATTEST: -----

Secretary (Corporate Seal)

USE BLACK INK ONLY

Ernest L. Coombs (SEAL)
Ernest L. Coombs
Margaret Coombs (SEAL)
Margaret Coombs
----- (SEAL)
----- (SEAL)



NORTH CAROLINA, Wake County.

I, a Notary Public of the County and State aforesaid, certify that Ernest L. Coombs and wife, Margaret Coombs Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 17th day of June, 2002.

My commission expires: 7/13/2004 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

My commission expires: Notary Public

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.

REGISTER OF DEEDS FOR COUNTY

By Deputy/Assistant - Register of Deeds

EXHIBIT "A"

BEGINNING at a point in the center of Buffalo Road (SR 2260) the Southeast corner of Don Chapman's lot; thence with Chapman's line N 42 degrees 08 minutes 40 seconds East 380.0 feet to an iron, Chapman's Northeast corner; thence with Chapman's North line, North 47 degrees 30 minutes 40 seconds West 75.00 feet; thence North 54 degrees 02 minutes 51 seconds West 225.86 feet to an iron; thence North 10 degrees 06 minutes 20 seconds West 91.90 to an iron; James and Faye Coombs line; thence North 81 degrees 09 minutes 29 seconds East 231.68 feet to an iron; thence South 8 degrees 50 minutes 31 seconds East 302.16 feet to a point; thence South 14 degrees 31 minutes 00 seconds West 25.00 feet to a point; thence South 42 degrees 08 minutes 40 seconds West 380.00 feet to the center of Buffalo Road; thence with the centerline North 47 degrees 52 minutes 20 seconds West 20.00 to the point of BEGINNING and all of Lot 6A as recorded in Map Book 1986, Page 2207 and part of the original lot 6 in Deed Book 2786, Page 905, recorded in Map Book 1977, Page 889, Wake Forest Township, Wake County Registry.

Laura M Riddick
Register of Deeds
Wake County, NC



Book : 009457 Page : 01757 - 01760

**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 Howard S Kohn

_____ 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: Janel Morgan
Assistant/Deputy Register of Deeds

This Customer Group
_____ # of Time Stamps Needed

This Document
_____ New Time Stamp
4 # of Pages