

Tax Lot No. out of 690-27 Parcel Identifier No. out of 0104630

Verified by County on the day of 19

by

Mail after recording to hold for Tom Earls

This instrument was prepared by Brady, Schilawski and Earls

Brief description for the Index Tract 3, BOM 1986/115

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 8 day of April, 19 86, by and between

GRANTOR

KINGSLEY PROPERTIES, INC.
a North Carolina corporation

GRANTEE

JOSEPH S. DANIELS and wife,
SHEILA S. DANIELS

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

BEING all of Tract 3, containing 9.421 acres, as shown on plat entitled "Survey For Larry D. Kingsley" dated December 31, 1985, prepared by Van R. Finch - Land Surveys, Pittsboro, N.C., and recorded in Book of Maps 1986, page 115, Wake County Registry, North Carolina.

TOGETHER WITH the easement rights set forth in instrument recorded in Book 2584, page 547, Wake County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in
Book 3650, page 236, Wake County Registry.

A map showing the above described property is recorded in Plat Book 1986 page 115.

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:

- Restrictive Covenants recorded in Book 2594, page 218, Wake County Registry;
- Easement recorded in Book 2584, page 547, Wake County Registry, and as shown on the aforesaid recorded map;
- Agreement for Maintenance of Private Roadway recorded in Book 2594, page 228, Wake County Registry;
- Utility service easements of record;
- 1986 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.

KINGSLEY PROPERTIES, INC.
.....
(Corporate Name)

By: Larry D. Kingsley
.....
President

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

USE BLACK INK ONLY

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

SEAL-STAMP NORTH CAROLINA, County.

Use Black Ink 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, 19.....
My commission expires: Notary Public

SEAL-STAMP NORTH CAROLINA, Wake County.

Use Black Ink I, a Notary Public of the County and State aforesaid, certify that Margaret Kinglsey
personally came before me this day and acknowledged that she is Secretary of
Kingsley Properties, 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, sealed with its corporate seal and attested by her as its Secretary.
Witness my hand and official stamp or seal, this 8 day of April, 19 86
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