

CHATHAM
COUNTY

028091

STATE OF
NORTH
CAROLINA
MAR 26 '90



Real Estate
Excise Tax

26.00
BOOK 555 PAGE 784



FILED

'90 MAR 26 PM 4 44

REBA G. THOMAS
REGISTER OF DEEDS
CHATHAM COUNTY, N.C.

Excise Tax 26.00

Recording Time, Book and Page

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

Mail after recording to Clyde Bright, Jr., 1342 Sedwick Road
Durham, NC 27713

This instrument was prepared by William D. Dannelly of Moore & Van Allen
Brief description for the Index Lot 26, Brooks Creek II

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 27th day of February, 1990, by and between

GRANTOR

GRANTEE

Brooks Creek Associates, a
North Carolina General
Partnership

Clyde Bright, Jr. and, wife
Janice J. Bright
1342 Sedwick Road
Durham, North Carolina 27713

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 Center, Township, Chatham County, North Carolina and more particularly described as follows:

Lot 26, Brooks Creek II - Phase One, comprising approximately 4.246 acres, according to a survey prepared by Van R. Finch, dated June 26, 1987, titled "Brooks Creek II - Phase One," and recorded at Plat Slide 87-303, Chatham County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 495, Page 117

Slide 87 page 303
A map showing the above described property is recorded in Plat Book 87 page 303

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. Declaration of Covenants, Conditions and Restrictions for Brooks Creek, recorded at Book 517, Page 716, Chatham County Registry, as amended by Amendments to Declaration of Covenants, Conditions and Restrictions for Brooks Creek, recorded at Book 524, Page 320, Chatham County Registry.
2. Easement and rights-of-way of record.
3. 1989 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.

BY: ADS ASSOCIATES, a North Carolina general partnership and a general partner
BY: Alton L. Smith, III General Partner
ATTEST: Secretary (Corporate Seal)

NORTH CAROLINA, Johnston County.
I, a Notary Public of the County and State aforesaid, certify that Alton L. Smith III General Partner for ADS Associates, partner for Brooks Creek Associates personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 27th day of February, 1990.
My commission expires: 11-17-93 Sandra Curtis Driver 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, CHATHAM COUNTY

The foregoing Certificate(s) of Sandra Curtis Driver

Notary (Notaries) Public is (are) certified to be correct. This instrument was presented for registration at 4:44 o'clock P.M. on March 26, 1990, and recorded in Book 555 Page 784

Reba G. Thomas, REGISTER OF DEEDS FOR CHATHAM COUNTY.
By Shelly G. Joyce Assistant -- Register of Deeds.