

WAKE COUNTY, NC 160
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
03/31/2006 AT 10:21:15
STATE OF NORTH CAROLINA
REAL ESTATE EXCISE TAX: \$3400
BOOK:011885 PAGE:01142 - 01145

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$3400.00

Parcel Identifier No. #0311765; #0311766; #0311767

Verified by _____ County on the ____ day of _____, 20_____

By: _____

Prepared by and return to: Malcolm E. Harris, P.A., Box 78

Brief description for the Index: _____

THIS DEED made this 29th day of March, 2006, by and between

GRANTOR	GRANTEE
Millridge Investments, Inc., a North Carolina corporation	A Master Team, LLC, a North Carolina limited liability company 394 Fleming Road 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 Town of Rolesville, _____ 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 Book 11190, Page 2380, Wake County Registry.

A map showing the above described property is recorded in Book of Maps 2003, Page 1903, Wake County Registry.

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, other than the following exceptions:

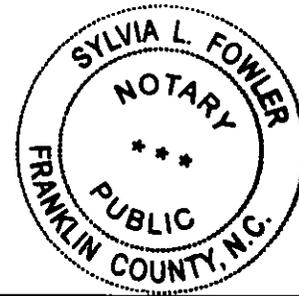
- a) Ad valorem taxes for the current year and subsequent years.
- b) Declaration of Easements, Restrictions and Maintenance Responsibilities recorded in Book 10518, Page 2132, re-recorded in Book 10592, Page 272, Wake County Registry.
- c) Easement (s) and/or right (s) of way to Carolina Telephone and Telegraph Company recorded in Book 1231, Page 401; Book 1080, Page 262; Book 1250, Page 193; and Book 926, Page 178, Wake County Registry.
- d) Easement (s) and/or right (s) of way to Carolina Power and Light Company recorded in Book 1033, Page 131; Book 509, Page 327; and Book 1233, Page 356; Book 1233, Page 1481; Book 1504, Page 639; Book 2121, Page 204, Wake County Registry.
- e) Easement (s) and/or right (s) of way to Wake Electric Membership Corporation recorded in Book 863, Page 213; Book 863, Page 187; and Book 3869, Page 21, Wake County Registry.
- f) Those matters affecting the above-described property as shown on plats of survey recorded in Book of Maps 2003, Page 678 and Book of Maps 2003, Page 1903, Wake County Registry.
- g) Non-compliance with local, county, state or federal governmental laws, ordinances or regulations relative to zoning, subdivision, occupancy, use, construction or development of the subject property.

- h) *Such matters and conditions as would be revealed by a current, accurate physical survey and/or inspection of the property.
- i) Unrecorded Development Agreement by and among Stratford Developers, LLC and Real Estate Marketing and Consulting, Inc., dated September 30, 2004.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Millridge Investments, Inc., a North Carolina corporation

By: James M. Adams, Sr.
 Name: James M. Adams Sr.
 Title: President



State of North Carolina - County of Franklin

I, the undersigned Notary Public of the County and State aforesaid, certify that James M. Adams, Sr. personally came before me this day and acknowledged that he is the President of Millridge Investments, Inc., a North Carolina corporation, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 30 day of March, 2006.

My Commission Expires: 2-16-2009

Sylvia L. Fowler
 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.

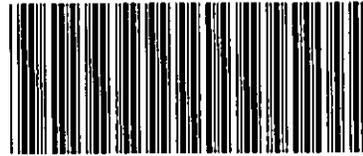
Register of Deeds for _____ County
 By: _____ Deputy/Assistant - Register of Deeds

EXHIBIT A

Being all of those certain tracts or parcels of land located in the Town of Rolesville, Wake County, North Carolina and designated as Tract 2, containing 1.263 acres; Tract 4, containing 0.869 acres; and Tract 5, containing 9.665 acres, as shown on plat of survey entitled "Survey for Stratford Developers, LLC, Owner: Stratford Developers, LLC, Town of Rolesville, Wake County, North Carolina" dated February 26, 2003, and last revised October 8, 2003, prepared by Michael A. Moss, Professional Land Surveyor, of Cawthorne, Moss & Panciera, P.C., Professional Land Surveyors, and recorded in Book of Maps 2003, Page 1903, Wake County Registry, to which plat reference is referenced for a more particular description. (the "Plat").

For clarification purposes, the southern property line of the above-described Tract 5, as it runs with the northern property liens of the Robert P. and Carolyn C. Diehl and Billy Neal Perry properties as shown on the Plat, is as follows: Beginning at an axle marking the northeast corner of the Diehl property, a corner with said Tract 5, as shown on the Plat and running thence two (2) call as follows: (1) North 87 degrees 17 minutes 27 seconds West 498.03 feet to an existing iron pipe; (2) North 88 degrees 50 minutes 04 seconds West 39.24 feet to a new iron pipe.

TOGETHER WITH the rights, privileges and easements contained and more particularly described in that certain Declaration of Easements, Restrictions and Maintenance Responsibilities recorded in Book 10518, Page 2132 and re-recorded in Book 10592, Page 272, Wake County Registry.



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**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**

This Customer Group
_____ # of Time Stamps Needed

This Document
_____ 4 _____ New Time Stamp
_____ # of Pages