

NORTH CAROLINA
WAKE COUNTY

BOOK 1318 PAGE 333

WARRANTY DEED

THIS DEED, made this 24th day of March, 1959, by Romie C. Watkins and wife, Irma Kirkland Watkins; Claiborne Watkins and wife, Elizabeth Watkins; Ione Ayscue and husband, Ervin R. Ayscue; Milton Watkins and wife, Excell Watkins; Jane Watkins Puffin and husband, Charlie Ruffin; Louis Watkins and wife, Nevada Watkins; David M. Watkins, single, all of Wake County, North Carolina, and Lois Watkins Ward and husband, Leo Ward, of Durham County, North Carolina, of the first part, to Donnell Watkins and wife, Daisy Watkins, of Wake County, North Carolina, of the second part;

W I T N E S S E T H:

That said parties of the first part, in consideration of One Hundred (\$100.00) Dollars, and other valuable considerations to them paid by said parties of the second part, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do grant, bargain, sell, and convey to said parties of the second part, their heirs and assigns, a certain tract or parcel of land in Wake County, State of North Carolina, adjoining the lands of J. M. Jones, Mrs. A. P. Upchurch, and others, and bounded as follows:

BEGINNING at stake on the North side of the Traboro Road, corner of Lot No. 4; thence along the lines of Lot No. 4, N. 22° 30' E. 658 feet to a stake; thence N. 47° 30' E. 1223 feet to a stake; thence N. 3100 feet to a stake and pointers on the south side of Powell's Creek; thence up with the various courses of said Creek to a stake corner of Lot No. 2; thence South along the line of Lot No. 2, 4600 feet to a stake on the Kelly Branch 50 feet West of J. M. Jones' corner; thence down with the various courses of said branch to a stake corner of J. M. Jones; thence along Jones line S. 23° E. 896 feet to a stake on the North side of the Traboro Road; thence along said road N. 81° W. 600 feet to the BEGINNING, containing 114-3/4 acres and being Lot No. 2 of the division of the lands of the late John M. Watkins, a map of which is recorded in Book of Maps in the Register of Deeds office for Wake County; and being the same property conveyed by deed recorded in Book 752, page 599, Wake County Registry.

There is excepted from the above described tract of land a one (1) acre tract, more or less, and more particularly described as follows:

All that certain tract or parcel of land located in Wake Forest Township, Wake Forest, North Carolina, and being on the North side

ELLIS NASSIF
ATTORNEY AT LAW
RALEIGH, N. C.

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of the Tarboro Road, and containing 1 acre, more or less, and more particularly described as follows:

BEGINNING at a point in the center of the Tarboro Road, corner with the land of J. M. Jones; running thence along the center of said Tarboro Road N. 19° W. 210 feet to a point, corner with the land of R. O. Watkins; running thence along the R. O. Watkins' line N. 23° E. 210 feet to a point, another corner with the lands of R. O. Watkins; running thence along R. O. Watkins' line S. 18° E. 210 feet to a point in the line of J. M. Jones; running thence with the line of J. M. Jones S. 25° W. 210 feet to the point and place of BEGINNING, and being a part of Lot No. 3 of the J. M. Watkins' farm, according to a map and survey made by Pittman Stell, Surveyor, dated April, 1925.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, and all privileges and appurtenances thereto belonging, to the said parties of the second part, their heirs and assigns, to their only use and behoof in fee simple absolute forever.

And the said parties of the first part, for themselves and their heirs, executors, and administrators, covenant with said parties of the second part, their heirs and assigns, that they are seized of said premises in fee and have right to convey in fee simple; that the same are free and clear from all encumbrances, and that they do hereby forever warrant and will forever defend the said title to the same against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the said parties of the first part have hereunto set their hands and seals, the day and year first above written.

Rome O. Watkins (SEAL) ✓

Irma Kirkland Watkins (SEAL) ✓

Claiborne Watkins (SEAL) ✓

Elizabeth Watkins (SEAL) ✓

Jone Ayscue (SEAL) ✓

Ervin R. Ayscue (SEAL) ✓

Wilton Watkins (SEAL) ✓

Excell Watkins (SEAL) ✓

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Jane Watkins Ruffin (SEAL) ✓
 Jane Watkins Ruffin
Carlie Ruffin (SEAL) ✓
 Carlie Ruffin
Louis Watkins (SEAL) ✓
 Louis Watkins
Nevada Watkins (SEAL) ✓
 Nevada Watkins
David M. Watkins (SEAL) ✓
 David M. Watkins
Lois Watkins Ward (SEAL) ✓
 Lois Watkins Ward
Leo Ward (SEAL) ✓
 Leo Ward

NORTH CAROLINA
 WAKE COUNTY

I, Bettie Jernigan, Notary Public, do hereby certify that Romie O. Watkins, Irma Kirkland Watkins, Claiborne Watkins, Elizabeth Watkins, Ione Ayscue, Milton Watkins, Excell Watkins, Jane Watkins Ruffin, Louis Watkins, Nevada Watkins, David M. Watkins, Lois Watkins Ward, and Leo Ward, each personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial seal, this the 31 day of March,



Bettie Jernigan
 Notary Public

My commission expires: Mar - 23, 1959

NORTH CAROLINA
 DURHAM COUNTY



I, Mae S. Sellens, Notary Public, do hereby certify that Ervin R. Ayscue personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial seal, this the 25 day of March,

Mae S. Sellens
 Notary Public

My commission expires: 9-13-59

NORTH CAROLINA
Wake County

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I, Henry Isaac Rhodes, Notary Public, do hereby
 certify that Carlie Ruffin personally appeared before me this day and
 acknowledged the due execution of the foregoing instrument.



WITNESS my hand and Notarial seal, this the 26 day of March,

Henry Isaac Rhodes
 Notary Public

My commission expires:
5-1-196

STATE OF NORTH CAROLINA:

Wake County:

The foregoing Certificate(s) of

Bethie Jennigan

A Notary Public of Wake County, State of North Carolina

Mac A. WilliamsA Notary Public of Durham County, State of North CarolinaHenry Isaac RhodesA Notary Public of Wake County, State of North Carolina

are adjudged to be in due form and correct. Let the instrument with the certificate be registered.

Witness my hand this the 6 day of June, 1958
James L. [Signature]
 Deputy Clerk Superior Court, Wake County, N. C.

Filed for registration at 1:50 PM 6 day of June, 1958

and registered in the office of the Register of Deeds for Wake County,

in Book 1318 Page 333

Probate 25¢ Paid

Registration \$

[Signature]
 Register of Deeds

STATE OF NORTH CAROLINA

WAKE COUNTY

FROM

Romie O. Watkins

TO

Thma Kirkland Watkins

THIS DEED, Made this 25th day of February, 1938, by

Wake County and State of North Carolina of the first part, to Thma Kirkland Watkins for the period of her natural life, then equally to her children who survive her of Wake County and State of North Carolina, of the second part:

WITNESSETH, That said Romie O. Watkins in consideration of love and affection Dollars, to him paid by Thma Kirkland Watkins the receipt of which is hereby acknowledged, has bargained and sold, and by these presents do sell, grant, bargain, sell and convey to said Thma Kirkland Watkins, for the period of her natural life to her heirs and assigns, a certain tract or parcel of land in Wake County, State of North Carolina, adjoining the lands of J. M. Jones, Mrs. A. P. Upchurch and others, and bounded as follows, viz:

Beginning at stake on the N. side of the Larboro Road, corner of lot No. 4; thence along the lines of lot No. 4, N. 22 deg. 30' E. 658' to a stake; thence N. 47 deg. 30' E. 1223' to a stake, thence N. 3100 ft. to a stake and pointers on the south side of Powell's Creek; thence up with the various courses of said Creek to a stake corner of lot No. 2; thence south along the line of lot No. 2, 4600' to a stake on the Kelly Branch 50' West of J. M. Jones' corner, thence down with the various courses of said Branch to a stake corner of J. M. Jones; thence along Jones line S. 23 deg. W. 886' to a stake on the north side of the Larboro Road, thence along said road N. 81 deg. W. 600' to the beginning, containing one hundred and fourteen and three-fourths acres (114 $\frac{3}{4}$) and being lot No. 3 or the Division of the lands of the late John M. Watkins, a map of which is recorded in the book of maps in the Register of Deeds office for Wake County.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, and all privileges and appurtenances thereto belonging, to the said

Thma Kirkland Watkins her heirs and assigns, to their only use and behoof forever. And the said Romie O. Watkins, for him self and his heirs, executors and administrators, covenanted with said Thma Kirkland Watkins, her heirs and assigns, that he is seized of said premises in fee and has right to convey in fee simple, that the same are free and clear from all encumbrances, and that he do hereby forever warrant and will forever defend the said title to the same against the claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the said

Romie O. Watkins

has hereunto set his hand and seal, the day and year first above written.

Attest:

W. B. Booker

Romie O. Watkins

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF NORTH CAROLINA

Wake

County

I, W. B. Booker, Justice of the Peace, do hereby certify that Romie O. Watkins and his wife, personally appeared before me this day and acknowledged the due execution of the annexed Deed of Conveyance; and the said being by me privately examined, separate and apart from her said husband, touching her voluntary execution of the same, both state that she signed the same freely and voluntarily, without fear or compulsion of her said husband or any other person, and that she doth still voluntarily assent thereto. Let the instrument, with this certificate, be registered.

Witness my hand and Private seal, this 1st day of March, A.D. 1938

My commission expires

W. B. Booker

J. P. (Seal)

NORTH CAROLINA—WAKE COUNTY

The foregoing certificate of W. B. Booker, Justice of the Peace of Wake County, State of North Carolina, is adjudged to be correct. Let the instrument, with the certificates, be registered.

Witness my hand, this 1st day of March, A.D. 1938

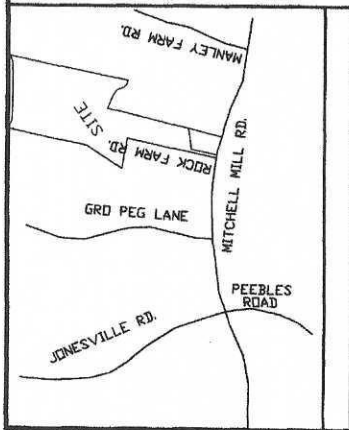
Hallie Whitlock, Dist.

Filed for registration on the 1st day of March, 1938, at 9 o'clock A.M., and registered in the office of the Register of Deeds for Wake County, N. C., this 9th day of March, 1938, in Book 752 of Deeds, on page 599.

W. B. Booker

Register of Deeds.

By W. B. Booker, Deputy.



NOTE: BEING A PORTION OF PH # 1757-02-77-6942
ZONED R -30

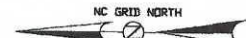
REFERENCES:
DEED BOOK 1169, PG. 338
DEED BOOK 1310, PG. 333
DEED MAPS 1987, PG. 985
MAP BY KENNETH CLOSE, INC. DATED 07-10-03
ENTITLED "BOUNDARY SURVEY OF HAMPTON AND

NOTE: NO CGCS MONUMENT WITHIN 200'.
NOTE: AREA COMPUTED BY COORDINATE METHOD.
NOTE: IMPERVIOUS SURFACE COVERAGE SHALL NOT EXCEED 15% ON ANY INDIVIDUAL LOT.

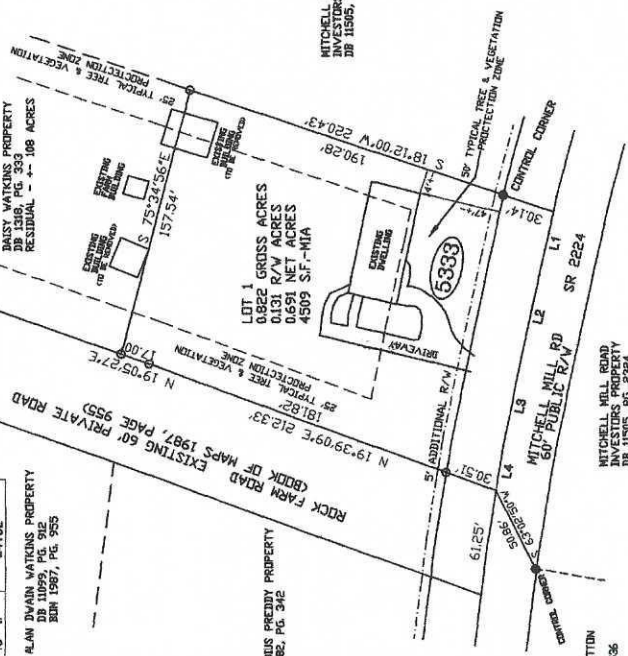
ANY FURTHER SUBDIVISION OF THESE TRACTS SHALL BE IN ACCORDANCE WITH THE SUBDIVISION STANDARDS, INCLUDING APPLICABLE ROAD STANDARD.

Course	Bearing	Distance
L1	N 77°21'31" W	34.64'
L2	N 77°55'38" W	52.41'
L3	N 78°51'09" W	52.80'
L4	N 80°51'18" W	24.02'

ALAN J. VAIN WATKINS PROPERTY
DB 11099, PG. 912
JAN 1987, PG. 935



ADOPTED FROM MAP BY KENNETH CLOSE, INC.
DATED 07-10-03 AND ENTITLED "BOUNDARY SURVEY FOR HAMPTON AND COLE PROPERTY"



INTERVIOUS SURFACE COVERAGE - LOT 1
1870 SF. - HOUSE
1746 SF. - DRIVEWAY
3616 TOTAL SF. - COVERAGE
5309 SF. - ALLOWABLE COVERAGE
693 SF. - AVAILABLE COVERAGE

LEGEND
● EXISTING IRON PIPE
○ NEW IRON PIPE

4/10/05

Subdivision Administrator/Review Officer

Approval expires if not recorded on or before



WILLIAMS - PEARCE & ASSOC., P.A.

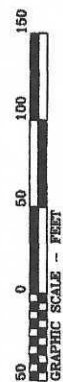
Professional Land Surveyors

P.O. Box 892, Zebulon, N.C.

Phone (919)269-9605

S-321-005

MINOR SUBDIVISION FOR DAISY WATKINS WAKE FOREST TOWNSHIP WAKE COUNTY NORTH CAROLINA



WAKE COUNTY, NC 220
LAURA H. RIDDICK
REGISTERED OF DEEDS
11/21/2005 AT 10:51:08
BOOK: 3122005 PAGE: 102287

DRAWN BY: CTP & BGV
CHECKED BY: CTP
DATE: 08-17-2005
SCALE: 1" = 50'
JOB: NEW MAPS/DAISY WATKINS/HF97 OF

Book 2005 Aug 02287

This statement is to advise that one or more of the roads serving this subdivision are designated as private roads. All owners of property within the subdivision are hereby notified that they are responsible for the maintenance of such roads. No representation is made that the private roads within this subdivision are suitable for travel by motor vehicles. The subdivision is shown as including in the state secondary road system or that the North Carolina Department of Transportation will eventually assume maintenance of such roads. However, if such maintenance is not assumed, the subdivision is shown as including in the state secondary road system and public service vehicles may be unable to provide adequate service to the residents of the subdivision.

There shall be no filling or the erection of permanent structures in the areas of Wake County Flood Hazard Soil or F.E.M.A. zones until a Flood Study is approved by Wake County or F.E.M.A.

"* Before acquiring a building permit for lots marked by "M", the owner must obtain the Flood Hazard Permit from the County Zoning Administration. The building permit, flood hazard requirements are met."

MITCHELL MILL ROAD
INVESTORS PROPERTY
DB 11505, PG. 2224

MITCHELL MILL ROAD
INVESTORS PROPERTY
DB 11505, PG. 2224

VILLIE RAY SUTTON
PROPERTY
DB 2506, PG. 306

I, CLAUDE T. PEARCE, certify that this plat was drawn under the supervision of an actual survey made under my registration, and that the boundaries not surveyed are shown as indicated on the plat. I further certify that the plat was prepared in accordance with the provisions of the North Carolina Subdivision Act, and that it meets all statutory requirements for recording.

CLAUDE T. PEARCE, REGISTERED LAND SURVEYOR, L-2001

4/10/05

Subdivision Administrator/Review Officer

Approval expires if not recorded on or before