

Excise Tax: \$0 Parcel# 443802

Prepared By: Gwynn & Edwards, P.A. (without title exam or tax advice)

Mail After Recording to: **GRANTEE**

NORTH CAROLINA GENERAL WARRANTY DEED

This Deed made this 15 day of February, 2017, by and between **DAISY WATKINS, GRANTOR, to RANDALL WATKINS and wife, LAURA WATKINS, GRANTEES**, whose mailing address is 3278 Landing Falls Lane, Raleigh, NC 27616.

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

BEING ALL OF TRACT 1 containing 10.524 gross acres as shown on map entitled "Exempt Subdivision for Randall Watkins, Wake Forest Township, Wake County, North Carolina" by Williams-Pearce and Assoc., Professional Land Surveyors, P.A., dated 12/08/2016 and recorded in Book of Maps 2017, Page 218, Wake County Registry.

This deed was prepared without a title search and drafting attorney makes no representation as to title or estate.

This is not the primary residence of the Grantor.

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

Submitted electronically by "Gwynn & Edwards, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

1. 2017 ad valorem taxes; and
2. Any rights of way and easements of record, if any.

The property hereinabove described was conveyed to Grantor by instrument recorded in Book 1318, Page 333, Wake County Registry.

A map of the above-described property is recorded in Book of Maps 2017, Page 218, Wake County Registry.

IN TESTIMONY WHEREOF, the Grantor has hereunto set her hand and seal the day and year first above written.

Daisy Watkins
DAISY WATKINS



STATE OF NORTH CAROLINA
Wake COUNTY
Franklin

I, a Notary Public of the County and State aforesaid, certify that DAISY WATKINS personally appeared before me this day and acknowledged the voluntary execution of the foregoing instrument. Witness my hand and official stamp or seal, this 15 day of FEBRUARY, 2017.

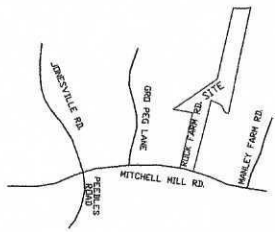
My Commission Expires: 9-12-2021



NOTARY PUBLIC

Charlotte L. Thaxton

CHARLOTTE L. THAXTON



VICINITY MAP

PIN: 1757.02-77-8942

ZONED: R-30

SETBACKS:

FRONT - 30'

REAR - 30'

SIDE 10'

NOTE: AREA COMPUTED BY COORDINATE METHOD.

NOTE: NO NCCS MONUMENT WITHIN 2000'.

REFERENCES:

MAP BY: KENNETH CLOSE, INC.

ENTITLED: BOUNDARY SURVEY FOR

HAMPTON & COLE PROPERTY

DATED: 07-10-2003

PLAT BOOK 1887 PG 855

PLAT BOOK 2005 PG 2287

DEED BOOK 1318 PG 333

NOTE: THIS PROPERTY IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

CERTIFICATION OF OWNERSHIP

The undersigned hereby certify that I am (we are) the owner(s) of the property shown and described hereon, which is in the subdivision jurisdiction of the County of Wake and that I (we) hereby adopt this plat with my (our) free consent.

Angela G. Winstead owner 2/1/17 date

owner date

NORTH CAROLINA, Franklin COUNTY,
I, Angela G. Winstead A NOTARY PUBLIC
FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT
Randall D. Watkins PERSONALLY
APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE
EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY
HAND February 1 2017.

Angela G. Winstead - NOTARY PUBLIC
My commission expires 4-27-18.

LEGEND
• EXISTING IRON PIPE
• NEW IRON PIPE

I, DANNY O. WILLIAMS, PROFESSIONAL LAND SURVEYOR NO. L-2647
CERTIFY THAT THIS PLAT IS OF A CATEGORY OF ANOTHER CATEGORY
SUCH AS THE RECOMBINATION OF PARCELS, A COURT-
ORDERED SURVEY OR OTHER CATEGORY, AND THE DEFINITION OF
SUBDIVISION.

DANNY O. WILLIAMS, PROFESSIONAL LAND SURVEYOR NO. L-2647

I, DANNY O. WILLIAMS, O. WILLIAMS, what this PLAT was drawn under my
SUPERVISION FROM AN ACTUAL SURVEY UNDER MY SUPERVISION (DEED
DESCRIPTION RECORDED IN BOOK PAGE (LTC) OTHER THAT THE
BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION
FOUND IN BOOK PAGE THAT THE RATIO OF PRECISION AS CALCULATED
IS 1:10,000 THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE
AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND DATE
THIS 8 DAY OF DECEMBER A.D. 2016.

Seal or Stamp

Surveyor
Registration

**EXEMPT SUBDIVISION FOR
RANDALL WATKINS
WAKE FOREST TOWNSHIP
WAKE COUNTY
NORTH CAROLINA**

100 0 100 200 300
GRAPHIC SCALE - FEET

1. PLANS Report Planning Director and Review Officer of Wake County, certify that this plat DOES
NOT constitute a subdivision and that it meets all statutory requirements for recording. Because of its
"exempt" status, the county has not reviewed this plat for compliance with applicable lot standards and
other subdivision regulations (e.g., road standards). Prospective purchasers should be aware that plans
for building and development may be needed for lots that DO NOT meet applicable county standards.

2-7-17 Date

Planning Director/Review Officer

Approval expires if not recorded on or before 2-17-17

There shall be no filling or the erection of permanent struc-
tures in the areas of Wake County Flood Hazard Soils or Federal
Emergency Management Agency (FEMA) 100 year flood zones until a
flood study is approved by Wake County and/or FEMA.

Before acquiring a building permit for lots marked by an *
(asterisk) the builder may need to obtain a Flood Hazard Area Use
Permit from Wake County Environmental Services. The builder's
engineer, architect and/or surveyor (as appropriate) must
certify that all flood hazard requirements are met.

DIXIE FRAZIER
BOM 1980, PG. 396

Course	Bearing	Distance
L1	S 87°07'56" W	5.73'
L2	N 36°29'25" W	17.15'
L3	N 88°23'35" W	32.88'
L4	N 40°27'31" W	28.19'
L5	S 70°48'45" W	25.45'
L6	N 70°54'35" W	24.61'
L7	N 56°54'35" W	33.79'
L8	N 59°54'35" W	14.82'
L9	S 39°14'44" W	7.31'
L10	S 19°05'28" W	17.00'

PEGGY P. UNDERHILL
BOM 1982, PG. 581

RONALD W. NEWWELL
DB 14336, PG. 435

ALAN DWAIN WATKINS PROPERTY
DB 11699, PG. 912

GENADIUS PREDDY PROPERTY
DB 1892, PG. 342

WAKE COUNTY, NC 74
LAURA H RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
02/02/2017 10:59:38
BOOK: BH2017 PAGE: 00210

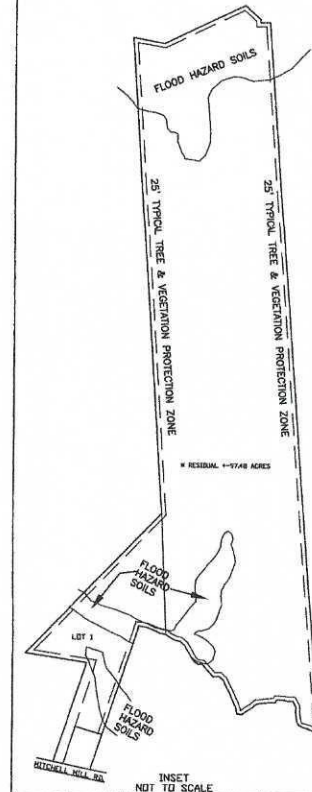
JOB: S:\NEWMAPS\R\RANDALL WATKINS\10+AC TRACT.DWG JHP375 CF

DRAWN BY: DOW & BGV
CHECKED BY: DOW
DATE: 12-08-2016
SCALE: 1" = 100'

*TRACT 1
10.524 GROSS ACRES
0.042 R/W ACRES
10.482 NET ACRES

RAEY WATKINS
DB 1318, PG. 383
* RESIDUAL 1-97.48 ACRES

180' CP&L EASEMENT



INSET
NOT TO SCALE