

WAKE COUNTY, NC 842
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
04/15/2003 AT 16:46:42
STATE OF NORTH CAROLINA
REAL ESTATE EXCISE TAX: \$5045
BOOK:010051 PAGE:00530 - 00533

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ ~~5,010.00~~ 5045.

Parcel Identifier No. 0222820 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: ~~grantee~~ Hold for Box # 197

This instrument was prepared by: Gwynn & Edwards, PA, 5909 Falls of the Neuse, Ste 200, Raleigh, NC 27609

Brief description for the Index: _____

THIS DEED made this 15th day of April, 2003, by and between

GRANTOR	GRANTEE
LAWRENCE B. HAYNES and wife, BRENDA H. HAYNES	HAMPTON POINTE ASSOCIATES, LLC <u>1207 Roseneath Rd, Ste 200</u> <u>Richmond, VA 23230</u>

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 _____, _____ Township, _____ Wake _____ County, North Carolina and more particularly described as follows:
SEE ATTACHED LEGAL DESCRIPTION

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____.

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

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: 2003 ad valorem taxes, not yet due and payable, Covenants, Conditions and restrictions of record, if any.

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

(Entity Name)

Lawrence B. Haynes (SEAL)
LAWRENCE B. HAYNES

By: _____
Title: _____

Brenda H. Haynes (SEAL)
BRENDA H. HAYNES

By: _____
Title: _____

(SEAL)

By: _____
Title: _____

(SEAL)

State of North Carolina - County of Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that LAWRENCE B. HAYNES and wife, BRENDA H. HAYNES personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 15th day of April, 2003

My Commission Expires: February 14, 2004

Official Seal
T. S. POOLE
Notary Public
Wake County, N.C.

T. S. Poole

Notary Public T.S. Poole

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), 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 _____ day of _____, 20__.

My Commission Expires: _____

Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20__.

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.

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

ATTACHMENT

BEGINNING AT AN AXLE CONTROL CORNER LOCATED SOUTH 45°57'57" WEST 201.22 FEET FROM NCGS MONUMENT "SCARBORO" LOCATED AT NC GRID COORDINATES N=785,291.32, E=2,153,832.22 (NAD '83), SAID AXLE CONTROL CORNER BEING THE POINT AND PLACE OF BEGINNING, THENCE FROM SAID AXLE CONTROL CORNER NORTH 41° 04' 24" WEST 1293.83 TO AN EXISTING IRON PIPE, THENCE NORTH 22° 48' 54" WEST 139.11 FEET TO AN AXLE, THENCE NORTH 79° 01' 53" WEST 911.70 TO AN EXISTING IRON PIPE, THENCE NORTH 03° 16' 11" WEST 1071.34 FEET TO AN EXISTING IRON PIPE, THENCE NORTH 88° 07' 19" EAST 356.20 TO AN EXISTING IRON PIPE, THENCE NORTH 87° 46' 31" EAST 347.55 FEET TO AN EXISTING IRON PIPE, THENCE NORTH 87° 49' 06" EAST 291.72 FEET TO AN EXISTING IRON PIPE, THENCE NORTH 87°52' 20" EAST 2053.97 FEET TO AN EXISTING IRON PIPE, THENCE ALONG A COMMON PROPERTY LINE WITH N/F GRAND PARK PROPERTIES, LLC SOUTH 32° 02' 40" WEST 415.11 FEET TO AN EXISTING IRON PIPE, THENCE ALONG A COMMON PROPERTY LINE WITH N/F GARY R. AND ANNE T. PARIS SOUTH 32 ° 01' 38" WEST 677.31 FEET TO AN EXISTING IRON PIPE, THENCE SOUTH 56° 26' 52" 497.92 FEET TO A COMPUTED POINT IN THE CENTERLINE OF LOUISBURG ROAD - US HWY 401, THENCE ALONG THE CENTERLINE OF LOUISBURG ROAD - US HWY 401 SOUTH 36° 35' 16" WEST 609.12 FEET TO A COMPUTED POINT THENCE CONTINUING ALONG THE CENTERLINE OF LOUISBURG ROAD - US HWY 401 SOUTH 38° 16' 53" WEST 197.50 FEET TO A COMPUTED POINT, THENCE CONTINUING ALONG THE CENTERLINE OF LOUISBURG ROAD - US HWY 401 SOUTH 40°50'56" WEST 124.64 FEET TO A COMPUTED POINT, THENCE CONTINUING ALONG THE CENTERLINE OF LOUISBURG ROAD - US HWY 401 SOUTH 42° 00' 51" WEST 105.72 FEET TO A COMPUTED POINT, THENCE SOUTH 84° 03' 38" WEST 231.61 FEET TO AN AXLE, THENCE SOUTH 20° 20' 47" WEST 444.74 FEET TO THE POINT AND PLACE OF BEGINNING, AND CONTAINING 101.771 ACRES CONSISTING OF A 96.057 ACRE TRACT AND A 5.714 ACRE TRACT ACCORDING TO A SURVEY ENTITLED "ANNEXATION PLAT - 96.057 ACRE AND 5.714 ACRE ROLESVILLE TRACTS FOR WESTBRIDGE DEVELOPMENT, INC." DATED JANUARY 6, 2003 AND PREPARED BY ELINGBURG LAND SURVEY CO., P.A.

Laura M Riddick
Register of Deeds
Wake County, NC



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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**

North Carolina - Wake County

The foregoing certificate ___ of _____

_____ *T.S. Poole* _____

_____ Notary(ies) Public 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.

Laura M. Riddick, Register of Deeds

By: *Fredrick C. Baymon*
Assistant/Deputy Register of Deeds

This Customer Group
_____ # of Time Stamps Needed

This Document
_____ New Time Stamp
4 # of Pages