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WAKE COUNTY, NC 299
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
01/28/2010 AT 15:11:08
STATE OF NORTH CAROLINA
REAL ESTATE EXCISE TAX: \$106
BOOK:013837 PAGE:02305 - 02308

Excise Tax: **\$106.00**

Recording Time, Book & Page

Mail To: Grantee

Parcel Identification No.: **0051787**

Prepared By: Jonathan T. Sizemore, Attorney at Law
Adams & Howell, P.A.

NORTH CAROLINA GENERAL WARRANTY DEED

This WARRANTY DEED is made this **25th** day of **January, 2010** by and between **William M. Fox and wife, Joyce S. Fox**, whose address is 607 Walcott Way, Cary, NC 27519, party(ies) of the first part, hereinafter referred to as the Grantor(s); and **D3 Investments, LLC (a North Carolina Limited Liability Company)**, whose address is **21 Meadow Wood Lane, Willow Spring, NC 27592**, party(ies) of the second part, hereinafter referred to as the Grantee(s).

WITNESSETH:

WHEREAS Grantor(s) for and in consideration of the Sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, have given, granted, bargained, sold and conveyed, and by these presents do hereby give, grant, bargain, sell and convey unto the Grantee in fee simple. Said property being all of that certain piece, parcel or tract of land situated, lying and being in Raleigh Township, Wake County, North Carolina, and more particularly described as follows:

Beginning at a point in the line of Camden Street, 157.0 feet from a pk nail in the eastern margin of Camden Street, running thence South 78 deg 57 min 40 sec East 102.0 feet to a point; thence South 11 deg 02 min 20 sec West 40.0 feet to a point; thence North 78 deg 57 min 40 sec West 102.0 feet to a point; thence along the eastern margin of Camden Street North 11 deg 02 min 20 sec East 40.0 feet to the point and place of Beginning, according to survey entitled "Property of Edgil A. Anderson" by Land Surveyors dated November 25, 1988. Together with improvements located thereon; said property being located at 407 Camden Street, Raleigh, North Carolina.

See Power of Attorney recorded in Deed Book 12293, Page 2072, Wake County Registry.

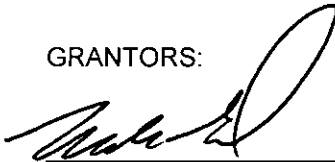
Subject to all easements, rights-of-way, covenants and other restrictions as shown on the public record or as would be disclosed by an accurate survey and inspection of the land.

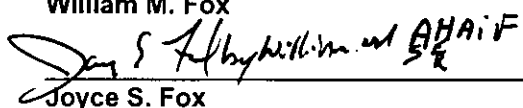
See Deed Book 13720, Page 448, Wake County Registry.

TO HAVE AND TO HOLD the above described lands and premises, together with all appurtenances thereunto belonging, or in anywise appertaining, unto the Grantees in fee simple, their heirs, successors and assigns forever, but subject always, however, to the limitations set out above.

AND the said Grantors, parties of the first part, covenant to and with said Grantees, parties of the second part, their heirs, successors, administrators and assigns that they are **lawfully seized in fee simple** of said lands and premises, and have **full right and power to convey** the same to the Grantees in fee simple (but subject, however, to the limitations set out above) and that said lands and premises are **free from any and all encumbrances**, except as set forth above, and that themselves and their heirs, successors, administrators and assigns shall **forever warrant and defend the title** to the same lands and premises, together with the appurtenances thereunto appertaining, unto the Grantees, their heirs, successors, administrators and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal and do adopt the printed word "SEAL" beside their name as their lawful seal.

GRANTORS:


William M. Fox (SEAL)


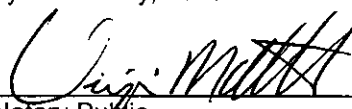
Joyce S. Fox (SEAL)

STATE OF NORTH CAROLINA
COUNTY OF WAKE

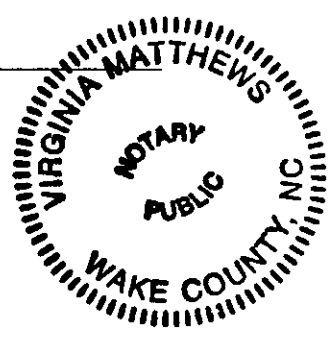
I, Virginia Matthews, a Notary Public, do hereby certify that **William M. Fox**, personally appeared before me this date, and being duly sworn, executed the foregoing instrument.

Witness my hand and official seal, this the 28th day of January, 2010.

My Commission Expires: 2/4/2014



Notary Public



STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, Virginia Matthews, a Notary Public, do hereby certify that William M. Fox, as Attorney-in-Fact for Joyce S. Fox, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of Joyce S. Fox, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Wake County Registry in Deed Book 12293, Page 2072, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; that the said Attorney-in-Fact, William M. Fox acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of Joyce S. Fox, Grantor(s) herein.

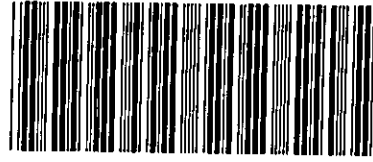
Witness my hand and official seal, this the 28th day of January, 2010.



Notary Public

My Commission Expires: 2/4/2014





BOOK:013837 PAGE:02305 - 02308

**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**

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