

-----DEED-----

William Boylan, et als to Greater Raleigh Land Company.

NORTH CAROLINA,)

Wake County.)

THIS DEED, made this 15th day of June 1907, by William Boylan, Elizabeth McC. Snow, (widow) Martha H. Haywood, Katherine H. Baker, Elsie B. Haywood (the last three being the only children and heirs at law of Mary A. Haywood deceased), B. W. Baker, the husband of said Katherine H. Baker, Margaret P. Boylan, (widow of James Boylan, deceased) Margaret J. Boylan, Mary Kincey Boylan Thompson, William M. Boylan, Catherine Boylan and Rufus T. Boylan (the last five being the only heirs at law of James Boylan, deceased, and the last two being infants, acting by their general Guardian, Margaret P. Boylan) O. S. Thompson, the husband of said Mary Kincey Thompson, Margaret P. Boylan, Guardian of said Catherine and Rufus T. Boylan, and as Commissioner under Decree entered on the 13th day of June, 1907, in the Special Proceedings numbered 1389, entitled "In the matter of Catherine Boylan and Rufus T. Boylan, by their general Guardian, Margaret P. Boylan" pending before the Clerk of the Superior Court of Wake County, N. C., all of said State and County, all parties of the first part, to Greater Raleigh Land Company, a corporation duly created, organized and existing under the laws of North Carolina, and having its principal place of business at Raleigh, N. C. party of the second part:

WITNESSETH, That for and in consideration of the sum of Forty Eight Thousand Dollars (\$48,000⁰⁰) in cash, to the said parties of the first part in hand paid by the said Company, the receipt of all of which is acknowledged, the said parties of the first part (the said Margaret P. Boylan, Guardian and Commissioner as aforesaid, acting under and by virtue of and pursuant to the authority conferred upon her by said Decree) have bargained and sold and by these presents do bargain, sell, grant and convey unto the said Greater Raleigh Land Company, its successors and assigns, all of the Boylan land belonging to them or either of them in Raleigh Township, Southwest of the City of Raleigh, being partly within and partly without the present corporate limits of said City, being a portion of the original William Boylan "Wakefield Plantation" located South of the North Carolina Railroad, West of the original Boylan Eastern line, North of Rocky Branch and the State Hospital or Insane Asylum lands, and East of the Buckhorn or Avent Ferry Road, embraced within three adjoining parcels as follows:

FIRST PARCEL, bounded on the North by the track of the North Carolina Railroad and by a line run in 1906 by W. C. Cram, Jr., Civil Engineer, from the centre of the intersection of Rocky Branch, with the Eastern line of the Buckhorn or Avent Ferry Road in a direction North 47° 48' East 1298.2 feet to the centre of the track of said North Carolina Railroad, on the East by the line of the State Prison lands, on the South by Rocky Branch and on the West by Rocky Branch and said Cram line, saving and excepting however from said First parcel the strip of land conveyed by W. M. Boylan and wife to the North Carolina Railroad Company for its Caraleigh Mills or Factory Branch railroad, as described in deed registered in the office of the Register of Deeds for Wake County N. C., in book 112 at page 490 reference to which deed is made, said first parcel being a part of the land conveyed by Catherine Boylan to William M. Boylan, by deed registered in said office in book 41 at page 706.

SECOND PARCEL, being triangular in shape located South of said First parcel and of the State Prison lands, West of the Third parcel below described and North or Northeast of the State Hospital or Insane Asylum lands, being bounded on the North and East by Rocky Branch, and on the South and West by the line of the lands of the State Hospital or Insane Asylum, said Second parcel being a part of the land conveyed by said Catherine Boylan to William M. Boylan by deed registered in said office in book 41 page 706.

THIRD PARCEL, located East of the Second parcel above described bounded on the East by the track of the North Carolina Railroad and the original Boylan Eastern line, on the South by Rocky Branch, on the West by Rocky Branch and the Eastern line of the State, the Penitentiary or the State Prison lands, as made up of the lands conveyed to the State by Catherine Boylan, by deed registered in said office in book 27 at page 315, and by W. M. Boylan and wife by deed registered in said office in Book 36 at page 72 and the 8-1/3 acres of land claimed by the State Prison authorities to have been bought in 1878 from W. M. Boylan by the North Carolina Penitentiary as appears upon the records of said Penitentiary and on the North by said Eastern line of said State or Penitentiary or State Prison and the track of said North Carolina Railroad, said third parcel being embraced in the lands conveyed by William Boylan to W. M. Boylan, by deed registered in said office in book 23, at page 546, and possibly a small portion thereof in the lands conveyed by Catherine Boylan to said William M. Boylan by deed registered in said office in book 41, at page 706, subject however to the now existing rights of the Railroad Companies and of the State, the State Prison, the State Hospital or Insane Asylum and the tenants or renters of said lands for 1907.

It being the intention of this deed to convey to the said Company all the lands belonging to the said parties of the first part or any of them located between the track of the North Carolina Railroad, the Buckhorn or Avent Ferry Road, Rocky Branch, and the line of the State Hospital or Insane Asylum lands, and the original William Boylan Eastern boundary line, subject however, to the now existing rights of the Railroad Companies, the State, the State Prison, the State Hospital or Insane Asylum and the tenants or renters of 1907, no more and no less, estimated to be about 180 acres, more or less, the same having been devised by William M. Boylan by Will recorded in the office of the Clerk of the Superior Court for said County, in Will book "D", at page 237.

TO HAVE AND TO HOLD the property above conveyed, together with all the rights, tenements, hereditaments, privileges and appurtenances, thereunto in anywise appertaining or belonging to it, the said Greater Raleigh Land Company, its successors and assigns.

And for the consideration aforesaid, the said parties of the first part for themselves their heirs, executors, administrators and assigns do covenant, (subject however to the limitations set out in the conveyance clause of this deed) with the Greater Land Company its successors and assigns as follows: That they, the said parties of the first part, are the owners in fee simple and are lawfully in possession of the property above conveyed, that they have good right to convey the same in fee simple; that the same is free from all liens and incumbrances; that the said Greater Raleigh Land Company, its successors and assigns shall quietly enjoy and possess the same, and that they, the said parties of the first part, their heirs, executors and administrators will warrant and defend the title to the same to it, the said Greater Raleigh Land Company, its successors and assigns, against the lawful claims and demands of all persons whatsoever.

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

	Wm. BOYLAN	(seal)
	ELIZABETH McC. SNOW	(seal)
	O. S. THOMPSON	(seal)
	MARY KINCEY BOYLAN THOMPSON	(seal)
	B. W. BAKER	(seal)
	KATHERINE H. BAKER	(seal)
	M. H. HAYWOOD	(seal)
	ELSIE B. HAYWOOD	(seal)
	Wm. M. BOYLAN	(seal)
	MARGARET J. BOYLAN	(seal)
	MARGARET P. BOYLAN	(seal)
✓ CATHERINE BOYLAN	by MARGARET P. BOYLAN, her Guardian	(seal)
✓ RUFUS T. BOYLAN	by MARGARET P. BOYLAN, his Guardian	(seal)
	MARGARET P. BOYLAN, Guardian of Catherine Boylan and Rufus T. Boylan and Commissioner.	(seal)

NORTH CAROLINA,)
Wake County.)

I, Robert R. Boyd, a Notary Public in and for said State and County, do hereby certify that William Boylan, Elizabeth McC. Snow, Martha H. Haywood, Katherine H. Baker, B. W. Baker her husband, Elsie B. Haywood, Margaret P. Boylan for herself individually and personally, and also as Guardian of Catherine Boylan, and Rufus T. Boylan, and also as Commissioner, Margaret J. Boylan, and William M. Boylan, personally known to me and known to me to be the persons described in and who signed the foregoing deed, personally appeared before me this day in said County and duly acknowledged the due execution by them of the foregoing deed for the uses and purposes therein expressed; and the said Katherine H. Baker being by me privately examined, separate and apart from her said husband, touching her voluntary execution of the same, says that she signed the said deed freely and voluntarily, without fear or compulsion of her said husband or any other person, and that she doth still voluntarily assent thereto. My commission expires May 2nd 1909.

Witness my hand and notarial seal in said County, this 15th day of June 1907.
(Notarial seal) ROBERT R. BOYD, Notary Public in and for
Wake County, North Carolina.

NORTH CAROLINA---Wake County:ss

I, George W. Thompson, a Notary Public in and for said State and County, do hereby certify that O. S. Thompson and Mary Kincey Boylan Thompson, his wife personally known to me and known to me to be two of the persons described in and who signed the foregoing deed, personally appeared before me this day in said County and duly acknowledged the due execution by them of said deed; and the said Mary Kincey Boylan Thompson being by me privately examined, separate and apart from her said husband touching her voluntary execution of the same, doth 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. My commission expires January 28th 1908. Witness my hand and notarial seal at office in Raleigh N. C. this 17th day of June 1907.

(Notarial seal) GEO. W. THOMPSON, Notary Public in and for
Wake County, N. C.

STATE OF NORTH CAROLINA--Wake County.

The foregoing certificates of Robert R. Boyd, a Notary Public of Wake County, State of North Carolina, and Geo W. Thompson, a Notary Public of Wake County, State of North Carolina, are adjudged to be correct. Let the instrument with the certificates be registered. Witness my hand this 18th day of June 1907.

VITRUVIUS ROYSTER, Deputy Clerk Superior Court.

Filed for registration at 5 o'clock P. M. June 18th 1907 and registered in the office of the Register of Deeds for Wake County in Book 219 page 546 June 21st 1907.

[Signature]
Register of Deeds.