

DAVIE COUNTY

11-13-01

FILED FOR REGISTRATION  
November 13, 2001 9:51 A.M.

DATE TIME

AND RECORDED IN BOOK 394 PAGE 294  
M. BRENT SHOAF, REGISTER OF DEEDS  
DAVIE COUNTY, NCBY Carol J. Forest  
Deputy

\$280.00

Excise Tax: \$280.00

Recording Information

08844

Drafted by: Henry P. Van Hoy, II  
Mail to: GRANTEES @ 151

, N. Bermuda Run Drive, Bermuda Run, NC 27006

TAX MAP: D-9-30-A-42, and part of parcels 25.03 and 25.05 of D-8.

## WARRANTY DEED

THIS DEED made this 13 day of November, 2001, by and between WILLIAM A. BURNETTE (Widow), the GRANTOR to LARRY E. HANCOCK and wife JANET M. HANCOCK, the GRANTEES:

## WITNESSETH:

THE GRANTOR, for valuable consideration paid by the GRANTEES, receipt of which is acknowledged, has and by these presents does convey unto the GRANTEES in fee simple, all that certain parcel of land situated in Farmington Township, Davie County, North Carolina (the "Property") and more particularly described below:

**BEING KNOWN AND DESIGNATED** as Lot No. 42, of James Way - Revised, a plat of which is recorded in Plat Book 7, page 197 in the Office of the Register of Deeds of Davie County, North Carolina, to which plat reference is hereby made for a more particular description.

**TOGETHER WITH ALL RIGHTS AND EASEMENTS** appurtenant to said lot as specifically enumerated in the "Declaration of Covenants, Conditions, and Restrictions" issued by William A. Burnette, recorded in the Office of the Register of Deeds of Davie County, North Carolina, in Deed Book 163, page 622 et. seq. and Deed Book 163, page 636, et. seq..

**TOGETHER** with that certain roadway easement as recorded in Book 163, page 622, Davie County Registry.

**TOGETHER** with a permanent easement of ingress, egress and regress over and upon that portion of the property shown on the plat recorded in Plat Book 7, Page 197 shown as "Common Area" and being the dam. The Grantees are permitted to construct and pave a driveway 18 feet in width upon said "common area"

DEED TRANSFER CHECKED

DATE 11-13-01 BY Pat Brown

**THE GRANTOR** acquired the property by instruments recorded in Deed Book 164, Page 253; Deed Book 158, Page 828; Deed Book 148, Page 595; Deed Book 138, Page 233 of the Davie County Registry.

**TO HAVE AND TO HOLD** the Property and all privileges and appurtenances thereto belonging to the **GRANTEES** in fee simple.

**THE GRANTOR COVENANTS** with the **GRANTEES**, that the **GRANTOR** is seized of the Property in fee simple, has the right to convey the Property in fee simple, that title is marketable and free and clear of all encumbrances, and that the **GRANTOR** will warrant and defend the title against the lawful claims of all persons whomsoever, except for the exceptions hereinafter stated.

**TITLE TO THE PROPERTY IS SUBJECT TO THE FOLLOWING:**

1. Restrictions of record and in particular to:
  - A. Those restrictions set forth in Deed Book 163, Page 626 et seq.; Deed Book 163, Page 636 et seq.; Deed Book 148, Page 595 et seq.; and Deed Book 122, Page 259 et seq.
2. Easements shown on the Plat recorded in Plat Book 7, Page 197 and otherwise of record.

**NOTE TO FUTURE TITLE EXAMINERS:** The title to Lot 42 Revised comes from three different sources. Original Lot 42 comes from the tract described in Deed Book 158, 828. The south eastern portion of Lot 42 Revised comes from the property described in Deed Book 148, Page 595 and the southwestern portion comes from Deed Book 138, Page 233. Also see Quitclaim Deed recorded in Deed Book 164, Page 253 for release of option to purchase retained by Ruth Wharton in Deed Book 122, Page 259. Also see the following instruments: Deed Book 158, page 832 for release of certain restrictions; a Release of Option by Gerald C. Burnett recorded immediately preceding this deed and a Certificate of Satisfaction of Deed of Trust (Deed of Trust Book 149, Page 754) recorded immediately preceding this deed.

The terms **GRANTOR** and **GRANTEES** as used herein include the masculine and the feminine, the singular and the plural, as the context requires, and the heirs, successors, and assigns of the parties hereto.

IN WITNESS WHEREOF, the GRANTOR has signed and sealed this deed the day and year first above written.

GRANTOR

William A. Burnette (SEAL)  
WILLIAM A. BURNETTE

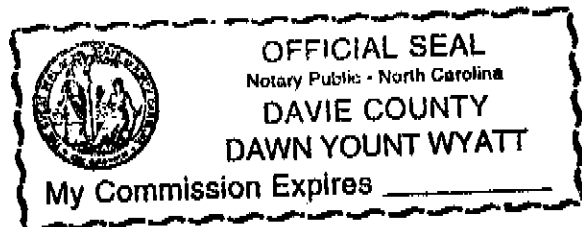
NORTH CAROLINA  
COUNTY OF Davie

I, a Notary Public of the aforesaid County, do hereby certify that WILLIAM A. BURNETTE personally appeared before me this day and acknowledged the execution and sealing of the foregoing instrument.

Witness my hand and official stamp or seal, this 13 day of November, 2001.

My commission expires:  
4-15-04

Dawn Yount Wyatt  
Notary Public



NORTH CAROLINA, DAVIE COUNTY

The foregoing certificate of Dawn Yount Wyatt, Notary Public of Davie County, NC, is certified to be correct. This the 13 day of November, 2001.

M. BRENT SHOAF, REGISTER OF DEEDS

the/hvh/mv 12029.37

BY Carol J. Jenson Deputy