



FOR REGISTRATION REGISTER OF DEEDS  
Willie L. Covington  
DURHAM COUNTY, NC  
2005 JAN 12 10:16:22 AM  
BK:4669 PG:616-619 FEE:\$20.00

INSTRUMENT # 2005001717

Drawn by and HOLD FOR:  
MOORE & ALPHIN, PLLC (Box #5) (gmt)

Excise Stamps: None Tax ID #: Out of \_\_\_\_\_

***NORTH CAROLINA GENERAL WARRANTY DEED***

This Deed is made as of the date set forth in the notary acknowledgment below, by and between:

**GRANTOR:**            **ROBERT C. RHEIN INTERESTS, INC.,**  
                                 a North Carolina corporation;

and

**GRANTEE:**            **ASHFIELD PLACE HOMEOWNERS ASSOCIATION, INC.**  
                                 a North Carolina nonprofit corporation

whose address is:        7B Corporate Center Court  
                                 Greensboro, NC 27408

WITNESSETH, that GRANTOR, for no consideration and as a gift, has and by these presents does grant, bargain and convey unto GRANTEE in fee simple, all those certain lots or parcels of land situated in the City of Durham, Lebanon Township, DURHAM County, North Carolina, and more particularly described on **Exhibit A** attached hereto and made a part hereof.

TO HAVE AND TO HOLD the aforesaid lots or parcels of land and all privileges and appurtenances thereunto belonging to GRANTEE in fee simple.

And GRANTOR covenants with 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 except for the exceptions hereinafter stated. Title to the property herein conveyed is subject to the following exceptions:

- Real estate taxes for the year 2005 and thereafter.
- Rights of way and easements of record affecting the property, including those shown on the recorded plats identified on Exhibit A attached hereto..
- Restrictions of record affecting the property.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed under seal as of the date set forth in the notary acknowledgment below.

**GRANTOR:**

**ROBERT C. RHEIN INTERESTS, INC.** (Corporate Seal)

By: *Diana Bastik*  
*Vice* President

STATE OF OHIO - HAMILTON COUNTY:

I, *Phila M. Harris*, a Notary Public of said County and State, certify that *Diana Bastik*, personally appeared before me this day and acknowledged that he/she is *Vice* President of **ROBERT C. RHEIN INTERESTS, INC.**, a North Carolina corporation, and that he/she, as *Vice* President, being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official stamp and seal, this the *7th* day of January, 2005.

*Phila M. Harris*  
Notary Public  
My commission expires: *July 11, 2006*



**PHILA M. HARRIS**  
Notary Public - State of Ohio  
My Commission Expires  
July 11, 2006

**EXHIBIT A**  
**Open Space, Ashfield Place Subdivision**

Lying and being in the City of Durham, Lebanon Township, Durham County, North Carolina, and being more particularly described as follows:

All of the real property shown and designated as "**OPEN SPACE, 77,758 SQ. FT. , 1.78 ACRES**" on the map entitled "**ASHFIELD PLACE PHASES 2 & 4A, Subdivision, Easement, and R/W Dedication**", recorded in **Plat Book 165, Page 16**, Durham County Registry, to which map reference is hereby made for a more particular description.

TOGETHER with a perpetual, nonexclusive easement over, under, and across those portions of the real property identified as 20' Storm Drainage Easement and Storm Drainage Easement, or any abbreviation or variation thereof, on the aforesaid maps, for the purpose of installing, replacing, and maintaining storm water drainage facilities therein or thereon.

Grantor reserves, for itself and its successors and assigns, for a period of ten (10) years from the date of recording of this conveyance, an easement over, under and across the property herein conveyed (such property being hereinafter referred to as the "Open Space"), for the purpose of access to, from, through, over and across the Open Space and for such use or uses as Grantor may make of the Open Space during the term of this easement including, without limitation, the right to remove any vegetation from, grade or otherwise modify the topography of, and deposit, place and store soil and other materials on the Open Space.



WILLIE L. COVINGTON  
REGISTER OF DEEDS, DURHAM COUNTY  
DURHAM COUNTY COURTHOUSE  
200 E. MAIN STREET  
DURHAM, NC 27701

## PLEASE RETAIN YELLOW TRAILER PAGE

It is part of recorded document, and must be submitted with original for re-recording  
and/or cancellation.

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Filed For Registration: 01/12/2005 10:16:22 AM  
Book: RE 4669 Page: 616-619  
Document No.: 2005001717  
DEED 4 PGS \$20.00  
Recorder: SHARON M CEARNEL

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State of North Carolina, County of Durham

The foregoing certificate of PHILA M. HARRIS Notary is certified to be correct. This 12TH of January 2005

WILLIE L. COVINGTON , REGISTER OF DEEDS

By: Sharon M Cearnel  
Deputy/~~Assistant~~ Register of Deeds

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