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Fee Amt: \$17.00 Page 1 of 2
Franklin County North Carolina
Linda H. Stone Register of Deeds

BK 1419 PG 477-478

RETURN TO: Warren, Perry & Anthony, PLLC – 343 S. White Street, Wake Forest, NC 27587
PREPARED BY: and hold for: Warren, Perry & Anthony, P.L.L.C.
TAX IDENTIFICATION #: _____ REVENUE STAMPS \$ 0

NORTH CAROLINA GENERAL WARRANTY DEED

This deed made this 8th day of July, 2004 by and between:

GRANTOR: **HOLDEN ROAD PROPERTIES, LLC**
GRANTEE: **SOMERSET OF WAKE FOREST HOMEOWNERS ASSOCIATION, INC.**
343 S. White St. Suite B Wake Forest, NC 27587

Grantor, for valuable consideration going to Grantee, receipt of which is hereby acknowledged, does grant, convey and transfer unto Grantee in fee simple the property described as follows:

TOWNSHIP OF YOUNGSVILLE, COUNTY OF FRANKLIN

BEING all of that 4.466 acre tract designated as "Open Space" on plat of Somerset Subdivision recorded in Book of Maps 2003, Page 275, Franklin County Registry.

TO HAVE AND TO HOLD the above described property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 to the property against the lawful claims of all others except for the exceptions set out below.

Title to the property described herein is subject to the following exceptions:

- 1. Subject to 20' drainage easements, 100' Neuse River Riparian Buffer and 100' Wake Electric utility easement as shown on subdivision plat.

IN WITNESS WHEREOF, Grantor has set his hand and seal, or if corporate, has caused this instrument to be signed in it's corporate name by a duly authorized officer.

HOLDEN ROAD PROPERTIES, LLC

By: Sanford Bailey, Mgr.
President

STATE OF NORTH CAROLINA
COUNTY OF FRANKLIN

I, James S. Warren, a Notary Public for the County of Wake, State of North Carolina, certify that Sanford Bailey personally appeared before me this day and acknowledged that he/she is ~~manager~~ President of HOLDEN ROAD PROPERTIES, LLC, a North Carolina corporation, and that by authority duly given and as an act of the ~~corporation~~, the foregoing instrument was signed in its name by its ~~manager~~ President.

* Limited Liability Company

Witness my hand and official stamp or seal, this 8th day of July, 2004.

James S. Warren
Notary Public

My Commission Expires 10-2-2005



North Carolina - Franklin County
The foregoing certificate of James S. Warren, a Notary Public, is certified to be correct and duly recorded this 12th day of July, 2004.

Linda H. Stone
Linda H. Stone, Register of Deeds
by: Betty Sharrington Deputy