

NORTH CAROLINA

WAKE COUNTY

THIS DEED, made this 2nd day of November, 1972, by and between SPRINGDALE ESTATES, INC., a North Carolina corporation with its principal office in Raleigh, Wake County, North Carolina, party of the first part, and JAMES E. COLLINS and wife, RUBY K. COLLINS, of Wake County, North Carolina, parties of the second part;

W I T N E S S E T H:

That the said party of the first part in consideration of Ten Dollars (\$10.00) and other valuable considerations to it paid by the said parties of the second part, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain, sell and convey unto the parties of the second part, their heirs and assigns, a certain tract or parcel of land in the County of Wake, State of North Carolina, and more particularly described as follows:

COMMENCING at a point in the northern right of way line of O'Neal Road, said point being the southwest corner of Lot 75 of Springdale Estates, Section 2, recorded in Book of Maps 1972, Page 61, Wake County Registry; thence along said right of way line South 69 degrees 26 minutes West 407.99 feet to a point in said right of way line; thence continuing along said right of way line in a westerly direction along a curve to the right having a radius of 381.03 feet, a distance of 216.46 feet to a point in said right of way line; thence continuing along said right of way line North 78 degrees 01 minute West 95.95 feet to a point in said right of way line; thence continuing along said right of way line in a westerly direction along a curve to the left having a radius of 1,058.35 feet, a distance of 15.03 feet to a point in said right of way line, said point being hereinafter referred to as the point and place of BEGINNING of the herein described tract; thence along the northern right of way of O'Neal Road in a westerly direction along a curve to the left having a radius of 1,058.35 feet, a distance of 190 feet to a point in said right of way line; thence continuing along said right of way line North 89 degrees 08 minutes West 105.58 feet

Real Estate EXCISE TAX 36.00
STATE OF NORTH CAROLINA
NOV-672
WAKE COUNTY
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to a point in said right of way line; thence continuing along said right of way line in a southwesterly direction along a curve to the left having a radius of 250.71 feet, a distance of 157.68 feet to a point in said right of way line; thence leaving said right of way line North 22 degrees 57 minutes West 204 feet to a point; thence South 61 degrees 27 minutes East 25.05 feet to a point; thence North 81 degrees 58 minutes East 38.35 feet to a point; thence North 43 degrees 00 minutes East 161.31 feet to a point; thence North 75 degrees 47 minutes East 30.20 to a point; thence South 58 degrees 39 minutes East 58.52 feet to a point; thence North 82 degrees 44 minutes East 49.49 feet to a point; thence North 43 degrees 43 minutes East 71.01 feet to a point; thence North 87 degrees 19 minutes East 35.07 feet to a point; thence South 87 degrees 36 minutes East 134.37 feet to a point; thence South 29 degrees 01 minute East 100.22 feet to a point; thence South 11 degrees 11 minutes West 222.03 feet to a point in the northern right of way line of O'Neal Road, the point and place of BEGINNING, containing 3 acres and being the property shown on plat entitled "Springdale Estates, Section 2, James E. Collins Site", dated November 1, 1972, prepared by Castleberry-Edgerton Co., Consulting Engineers and recorded in Book of Maps 1972, Page 376, Wake County Registry, North Carolina.

The above described property is hereby subjected to the restrictive covenants contained in a Declaration of Covenants recorded in Book 1983, Page 378, Wake County Registry, to the same extent as if the above described property had been included in said declaration.

This conveyance is made subject to easement to Carolina Power and Light Company as shown on the above referred to recorded map.

This conveyance is further made subject to any rights of Carolina Power and Light Company by virtue of Lis Pendens filed in Special Proceedings File No. 72SP194A now pending in the Superior Court of Wake County, North Carolina. The easement to be acquired by Carolina Power and Light Company in said proceeding is hereby reserved together with all compensation to be awarded for the taking of said easement. In the event said proceeding is settled by the parties prior to final determination by the Court, party of the first part reserves the right to grant to Carolina Power and Light Company the easement described in said proceeding and to receive compensation therefor.

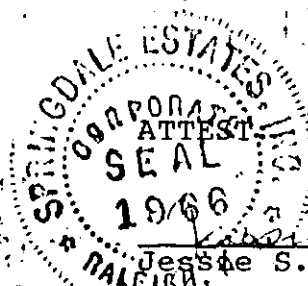
TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the said parties of the second part, their heirs and assigns, to their only use and behoof forever.

And the said party of the first part does covenant with said parties of the second part, that it is seized of said premises in fee and has the right to convey the same in fee simple; that the same are free and clear from all encumbrances, except as herein stated; and that it will warrant and defend the said title to the same against the claims of all persons whomsoever.

IN WITNESS WHEREOF, SPRINGDALE ESTATES, INC. has caused this instrument to be executed in its corporate name by its President, attested by its Secretary, and its corporate seal to be hereunto affixed, by order of its Board of Directors duly given, all as of the day and year first above written.

SPRINGDALE ESTATES, INC.

By: Lester C. O'Neal
Lester C. O'Neal, President



Jessie S. O'Neal
Jessie S. O'Neal, Secretary

NORTH CAROLINA
WAKE COUNTY

This 3rd day of November, 1972, personally came before me, Bessaline J. Kelly, a Notary Public in and for the County and State aforesaid, Lester C. O'Neal, who being by me duly sworn says that he is the President of Springdale Estates, Inc., that the seal affixed to the foregoing instrument in writing is the corporate seal of the Company, and that said writing was signed and sealed by him in behalf of said corporation, by its authority duly given, and the said Lester C. O'Neal acknowledged the said writing to be the act and deed of said corporation.

WITNESS my hand and notarial seal this 3rd day of November, 1972.

Bessaline J. Kelly
Notary Public

My commission expires:

NORTH CAROLINA—WAKE COUNTY

The foregoing certificate

of Bessaline J. Kelly

Notary(ies) Public is (are) certified to be correct. This instrument was presented for registration and recorded in this office in Book 2110, Page 637

This 6 day of Nov, 1972, at 2:25 o'clock P M.

J. A. ROWLAND, Register of Deeds.

By Alice J. Dean
Deputy Register of Deeds