

FILED
CHATHAM COUNTY
REBA G. THOMAS
REGISTER OF DEEDS

FILED Mar 28, 2005
AT 10:23:50 am
BOOK 01167
START PAGE 0299
END PAGE 0300
INSTRUMENT # 03777

Chatham County 03-28-2005
NORTH CAROLINA
Real Estate
Excise Tax \$200.00

BOOK 1167 PAGE 299

Excise Tax: \$200.00 Tax Account _____; Parcel ID # _____

Mail after recording to Grantee at: address shown below
This instrument was prepared by Cynthia Sax Perry, Attorney at Law, Pittsboro, NC 27312
Brief description for the Index: Tract #1, 9.467 acres

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 29 day of March, 2005, by and between

GRANTOR	GRANTEE
DARRELL V. LEWIS and JOANN H. LEWIS, Married Persons	WILLIAM D. SPIEGEL, JR. PO Box 532, Carrboro, NC 27510

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple that certain lot or parcel of land situated in the Baldwin Township, Chatham County, North Carolina and more particularly described as follows:

BEGINNING at an iron stake in the eastern right-of-way line of State Road #1545 said point being located at the intersection of the eastern right-of-way line of S.R. #1545 and the northern line of Haw River; runs thence from said point of BEGINNING with said right-of-way North 14 degrees 25 minutes 37 seconds West 364.14 feet to an iron stake; runs thence with the said right-of-way an arc deflecting to the right having a radius of 458.20 feet a chord distance of 393.69 feet; runs thence with said right-of-way North 34 degrees 48 minutes 12 seconds East 186.20 feet to an iron stake; runs thence with said right-of-way in an arc deflecting to the right having a radius of 1092.70 feet a chord distance of 154.57 feet to an iron stake (the northwesternmost corner of Tract 2); runs thence with the line of Tract 2 South 51 degrees 19 minutes 58 seconds East 253.31 feet to an iron stake; runs thence with the line of Tract 2 South 04 degrees 48 minutes 08 seconds West 220.00 feet to an iron stake; runs thence with the line of Tract 2 South 01 degrees 04 minutes 22 seconds East 644.62 feet to an iron stake in the northern line of Haw River; runs thence North 87 degrees 08 minutes 29 seconds West 403.34 feet to an iron stake, the point and place of BEGINNING and being all of Tract 1, containing 9.467 acres according to a map and survey of Dale D. Falkner, dated 3-26-81 entitled "Final Plat L.D. Thompson Heirs, Baldwin Township, Chatham County, North Carolina." TOGETHER WITH the right of ingress and egress over that certain tract of land being more particularly described as follows:

BEGINNING at an iron stake in the Southern right-of-way of S.R. #1545 said point being located at the intersection of the northwesternmost corner of Tract II and the northeasternmost corner of Tract I; runs thence from said point of BEGINNING with the southeastern right-of-way line of S.R. #1545 in an northeasterly direction 30 feet to a point; runs thence South 51 degrees 19 minutes 58 seconds East 253.31 feet to a point; runs thence in a southwesterly direction parallel to the southeastern right-of-way line of S.R. #1545 60.00 feet to a point; runs thence North 51 degrees 19 minutes 58 seconds West 253.31 feet to a point in the southeastern right-of-way line of S.R. #1545; runs thence with said right-of-way in a northeasterly direction 30 feet to an iron stake, the point and place of BEGINNING.

SUBJECT to an easement over the above-described roadway which was reserved by Grantors for the benefit of Tract II in that instrument recorded in Book 444, Page 610, Chatham County Registry.

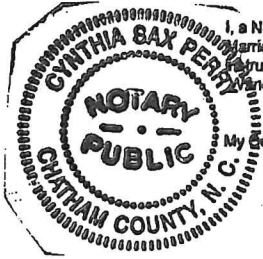
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple. And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is 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 hereinabove described is subject to the following exceptions: Restrictions, rights of way and easements of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Darrell V. Lewis (SEAL)
DARRELL V. LEWIS

Joann H. Lewis (SEAL)
JOANN H. LEWIS

SEAL-STAMP NORTH CAROLINA, CHATHAM COUNTY.



I, a Notary Public in and for Chatham County and State, certify that Darrell V. Lewis and Joann H. Lewis, Married Persons, personally came before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

In witness my hand and official stamp or seal, this 23 day of March, 2005.

My Commission Expires: 5/26/2006

Cynthia Sax Perry
Notary Public

Chatham County, North Carolina
REBA G. THOMAS Register of Deeds
The foregoing certificate(s) of
CYNTHIA SAX PERRY

notary/notaries public
is/are certified to be correct.

Reba G. Thomas
Assistant - Register of Deeds