

1781  
1191

FILED  
CHATHAM COUNTY NC  
LUNDAY A. RIGGSBEE  
REGISTER OF DEEDS  
FILED Feb 10, 2015  
AT 10:58:06 am  
BOOK 01781  
START PAGE 1191  
END PAGE 1193  
INSTRUMENT # 01167  
EXCISE TAX \$106.00

VOL. 1781 PAGE 1191

Revenue Stamps: \$106.00

Parcel ID #: 0082236

Prepared by: Chad Wesley Riggsbee, Attorney-at-Law, P.O. Box 147, Pittsboro, NC 27312  
Return after Recordation to Grantee at: 294 Choice Trail, Pittsboro, NC 27312  
Description for the Index: 292 Choice Trail, Pittsboro, NC 27312

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 10<sup>th</sup> day of February, 2015, by and between

**GRANTOR: LEE CAGGIANO and THOMAS CAGGIANO,  
A Married Couple  
145 Hayrick Lane  
Commack, NY 11725**

**GRANTEE: HELENE KRAPF and JOHN HERBERT KRAPF,  
A Married Couple  
294 Choice Trail  
Pittsboro, NC 27312**

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, all those certain lots or parcels of land situated in Chatham County, North Carolina, and more particularly described as:

**BEING all of that certain tract or parcel of land denominated as Lot #2, containing 4.10 acres, more or less, as shown on that plat and survey entitled "THE REPRIEVE" prepared by Iambic Surveying, dated 11/11/03, and recorded in Plat Slide 2005-45, Chatham County**

**Registry. This conveyance is subject to those Restrictive Covenants recorded in Book 1161, Page 838, Chatham County Registry and all easements of record for public utilities.**

The property herein described was acquired by Grantor by instrument in Book 1212, Page 119, Chatham County Registry. This property is not the personal residence of Grantor.

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

And the Grantor covenant 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 caused this instrument to be signed and sealed this the day and year first above written.

\_\_\_\_\_  
LEE CAGGIANO (SEAL)

*[Handwritten Signature]*  
\_\_\_\_\_  
THOMAS CAGGIANO (SEAL)

State of NEW YORK  
County of SARATOGA

I, Daneen Damiano, a Notary Public in and for said County and State, do hereby certify that ~~LEE CAGGIANO~~ and THOMAS CAGGIANO personally appeared before me this day and acknowledged their due execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and notarial seal, this the 7<sup>th</sup> day of February, 2015.

My Commission Expires: 5/23/15 *[Signature]*  
Notary Public

**DANEEN M DAMIANO**  
Notary Public - State of New York  
No. 01046241750  
Qualified in Saratoga County  
My Commission Expires May 23, 2015

*Sworn before  
me by Thomas  
Caggiano only  
[Signature]*

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The property herein described was acquired by Grantor by instrument in Book 1212, Page 119, Chatham County Registry. This property is not the personal residence of Grantor.

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

And the Grantor covenant 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 caused this instrument to be signed and sealed this the day and year first above written.

Lee Caggiano (SEAL)  
LEE CAGGIANO

\_\_\_\_\_  
(SEAL)  
THOMAS CAGGIANO

State of New York  
County of Suffolk

I, Dante Damiano, a Notary Public in and for said County and State, do hereby certify that LEE CAGGIANO and ~~THOMAS CAGGIANO~~ personally appeared before me this day and acknowledged their due execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and notarial seal, this the 6<sup>th</sup> day of February, 2015.

Dante Damiano  
Notary Public

My Commission Expires: 5/23/15

DANTE M DAMIANO  
Notary Public - State of New York  
No. 01046241760  
Qualified in Suffolk County  
My Commission Expires May 23, 2015

Sworn before  
me by Lee  
Caggiano only.  
Lee Caggiano