

PIN 972200 91 0955

Acct # 16647

Seq # 5876/15-16

Revenue: \$ 580.00

07047



BOOK 728 PAGE 118

No Title Exam

Return To: Mr. and Mrs. Jimmie B. Vaughn, 3594 US Highway 64 West, Pittsboro, NC 27312

This Instrument prepared by Edward S. Holmes, *Holmes & McLaurin*, Attorneys
Post Office Box 579, Pittsboro, NC 27312

NORTH CAROLINA
COUNTY OF CHATHAM

CHATHAM COUNTY NC

08/22/97

\$580.00



Real Estate
Excise Tax

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 22 day of August, 1997, by and between BARBARA JANEWAY, Executrix of the Estate of Hal Kome, party of the first part; to JIMMIE B. VAUGHN and wife, CATHERINE VAUGHN, parties of the second part, of 3594 US Highway 64 West, Pittsboro, NC 27312.

WITNESSETH:

That the party of the first part, for a valuable consideration paid by the parties of the second part, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell, and convey unto the parties of the second part, their heirs and assigns, in fee simple, all that certain lot or parcel of land situate in Center Township, Chatham County, North Carolina and more particularly described as follows:

All that certain 23.990 acres tract of land as more particularly described according to a survey and Plat entitled "Survey for Jimmie B. Vaughn and Catherine Vaughn" dated August 16, 1997, prepared by Rufus L. Johnson, R.L.S., and recorded at Plat Slide 97-314, Chatham County Registry.

This conveyance is made subject to the exceptions and restrictions shown on the above referred to plat including the Declaration of Covenants Conditions and Restrictions as recorded in Book 373, Page 237, Chatham County Registry. This conveyance is subject to all easements of record.

This conveyance is made pursuant to Item 2 of The Last Will and Testament of Hal Kome, which will is probated in estate file 96-339, Office of Clerk of Superior Court of Chatham County.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the parties of the second part, their heirs and assigns, in fee simple.

And the party of the first part covenants with the parties of the second part that party of the first part 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 party of the first part will warrant 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:

IN WITNESS WHEREOF, the party of the first part has hereunto set her hands and affixed her seal this the day and year first above written.

AUG 22 11 07 AM '97

Barbara Janeway, Executrix (SEAL)
BARBARA JANEWAY
Executrix of the Estate of Hal Kome, Deceased

NORTH CAROLINA
COUNTY OF CHATHAM

I, a Notary Public of the County and State aforesaid, certify that BARBARA JANEWAY, Executrix of The Estate of Hal Kome, Deceased, personally appeared before me this day and acknowledged the execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and official stamp or seal, this 22 day of August, 1997.

Elizabeth C. Anderson
NOTARY PUBLIC



Commission expires: 4-30-2001

NORTH CAROLINA, CHATHAM COUNTY

The foregoing Certificate(s) of ELIZABETH C. ANDERSON

Public is (are) certified to be correct. This instrument was presented for registration at 11:07 o'clock

a.m., on August 22, 1997 and recorded in Book 728 Page 118.

REBA G. THOMAS,
REGISTER OF DEEDS FOR CHATHAM COUNTY

By *Reba G. Thomas*
Assistant - Register of Deeds