

FILED
 CHATHAM COUNTY NC
 LUNDAY A. RIGGSBEE
 REGISTER OF DEEDS
 FILED Feb 25, 2019
 AT 10:43:40 am
 BOOK 02031
 START PAGE 0393
 END PAGE 0395
 INSTRUMENT # 01690
 EXCISE TAX (None)

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: 0.00

Parcel Identifier No. 5 0000 2320C067 Verified by _____ County on the ____ day of _____,
 20 ____ By: _____

Mail/Box to: Jonathan Silverman 1502 Woodland Ave, Sanford, NC 27330

This instrument was prepared by: Jonathan Silverman (Without benefit of title exam)

Brief description for the Index: Lots 15 & 16, 124 Haw Ridge Rd, Pittsboro

THIS DEED made this 20 day of February, 2019, by and between

GRANTOR	GRANTEE
Merwyn Johnson Barber and wife, Rebecca Barber	Merwyn Johnson Barber

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(/s), 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 that certain lot or parcel of land situated in the New Hope Township, Chatham County, North Carolina and more particularly described as follows:

SEE ATTACHED

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1129, Page 440 of the Chatham County Register of Deeds.

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.

WAIVER OF MARITAL RIGHTS FOR THE SUBJECT REAL PROPERTY: For the purpose and with regard to the property and any interests and rights described herein or related thereto, by execution of this deed, the Grantors hereby waive, release and quitclaim forever unto the Grantee AS IT PERTAINS TO

THE SUBJECT REAL PROPERTY ALONE (1) any and all right to share in the estate of the Grantee upon the Grantee's death as provided in N.C.G.S. §29-14, or pursuant to a Last Will and Testament or codicil thereto of the Grantee, (2) all and every right to elect to take a life estate in said real estate upon the death of the Grantee, (3) all and every right to an elective share in the estate of the Grantee pursuant to N.C.G.S. §50-20, (4) any and all rights arising out of any action for equitable distribution under N.C.G.S. §50-20, (5) any and all community property laws of any states, and (6) any and all other rights and interests in said real estate which the Grantors now have or may hereafter have or acquire arising out of or accruing to said Grantors by reason of past, current or future marital relationship with the Grantee.

Grantors expressly release and waive any marital interest or right they have or may have in or to such property as provided for in N.C.G.S. §52-10 and agree that this property shall be considered the Grantee's separate property as detailed in N.C.G.S. §50-20(b)(2).

And the Grantors covenant with the Grantee, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

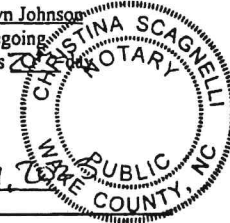
IN WITNESS WHEREOF, the Grantors have duly executed the foregoing as of the day and year first above written.

Merwyn Johnson Barber (SEAL) Rebecca Barber (SEAL)
MERWYN JOHNSON BARBER REBECCA BARBER, wife

State of North Carolina - County of Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that Merwyn Johnson Barber personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 20th day of February, 2019.

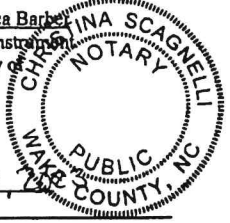
Christina Scagnelli
Notary Public
My Commission Expires: May 27, 2021



State of North Carolina - County of Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that Rebecca Barber personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 20th day of February, 2019.

Christina Scagnelli
Notary Public
My Commission Expires: May 27, 2021



The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: _____ Register of Deeds for _____ County
Deputy/Assistant -
Register of Deeds

ATTACHMENT

BEING all of Lot 15, containing 5.903 acres, according to a survey entitled, "Hills of the Haw", prepared by Smith & Smith Surveyors, dated September 8, 1978 and recorded in Plat Book 24, Page 27, Chatham County Registry, reference to which is hereby made for a more particular description.

BEING a small triangle of property, formerly part of Lot 14, Hills of the Haw Subdivision, according to that plat recorded in Plat Book 24, Page 27, Chatham County Registry, more particularly described as follows "BEGINNING as a point center of the cul-de-sac, a common corner of Lot 14 and Lot 15, Hills of the Haw Subdivision, as per Plat Book 24, Page 27, Chatham County Registry, running thence with the old lot line of Lot 14 North 41°00' 17" West 417.36 feet to a point, the new Northwest corner of Lot 15, thence South 70° 30' 38" West to a point, the new Northeast corner of Lot 14, thence with the new Eastern line of Lot 14, South 44° 31' 50" East 428.68 feet to a point, the point and place of BEGINNING.

BEING all that 5.838 acres parcel of land more particularly described as all of Lot 16 as shown on the plat entitled "Hills of the Haw" prepared April 20, 1978 by Smith & Smith Surveyors and recorded in Plat Book 24, Page 27, Chatham County Registry, to which plat reference is hereby made for further description.

This conveyance is subject to an easement for road and utility purposes thirty (30) feet in width along the entire southern and southeastern boundary of Lot 16 and a non-exclusive right-of-way and easement for road and utility purposes sixty (60) feet in width over and upon a private road to U.S. Highway 64.