

FILED
CHATHAM COUNTY NC
LUNDAY A. RIGGSBEE
REGISTER OF DEEDS
FILED Sep 23, 2019
AT 12:31:28 pm
BOOK 02067
START PAGE 0586
END PAGE 0589
INSTRUMENT # 09547
EXCISE TAX (None)

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: \$ 0
Parcel Identifier No. _____ Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: Lewis & Anderson, PLLC, P.O. Drawer 4825, Chapel Hill, NC 27515

This instrument was prepared by: Susan H. Lewis, Attorney at Law (no title search)

Brief description for the Index: _____

THIS DEED made this ____ day of June, 2019, by and between

GRANTOR	GRANTEE
ROSANNA MARIE WOOD 901 West 6 th Street Siler City, N.C. 27344	BRIAN LUCAS WOOD P.O Box 584 Siler City, N.C. 27344

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 that certain lot or parcel of land situated in the City of _____, _____ Township, Chatham County, North Carolina and more particularly described as follows:

As shown on EXHIBIT A which is attached hereto and incorporated herein by reference as if fully set forth herein.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 01613 page 752.

A map showing the above described property is recorded in Plat Book 20 page 28; Plat Slide 29, Pages 48 and Plat Slide 21, Page 73.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantor in fee simple.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed and delivered.

Rosanna Marie Wood
(Entity Name)

Rosanna Marie Wood (SEAL)
ROSANNA MARIE WOOD

By: _____
Title: _____

(SEAL)

By: _____
Title: _____

(SEAL)

By: _____
Title: _____

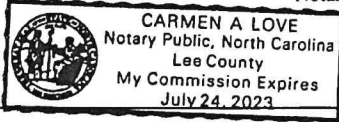
(SEAL)

State of North Carolina - County of Chatham

I, the undersigned Notary Public of the County and State aforesaid, certify that ROSANNA MARIE WOOD 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 6 day of August, 2019.

My Commission Expires: July 24, 2023

Carmen A. Love
Notary Public



State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20__.

My Commission Expires: _____

Notary Public

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.

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

EXHIBIT "A"
Legal Description

TRACT ONE:
Parcel#0013882

BEING that 5.022 acre tract as shown on a plat entitled "Property of Edward H. Wood, Jr.", dated November 1976, prepared by Smith & Smith, Surveyors and recorded in Plat Book 20, Page 28, Chatham County Registry, to which plat reference is hereby made for a more accurate description. Together with the following easement:

BEGINNING at a point located in the center of a soil road in Howard Jessup's western line and being the southeastern corner of that 5.022 acre tract conveyed above, and running thence with Jessup's western line South 23° 00' East 30 feet to an iron stake; thence North 84° 13' 06" West 1,000.29 feet to an iron stake; thence North 70° 53' 50" West 661.45 feet to an iron stake; thence North 76° 57' 35" West 347.91 feet to a point located in the center of SR#1006, approximately 2/10 of a mile south of the intersection of SR#1130 and SR#1006, a northerly direction 60 feet to a point; thence 76° 57' 35" East 347.91 feet to an iron stake; thence South 70° 53' 50" East 661.45 feet to an iron stake; thence South 84° 39' 07" East 1,000.29 feet to an iron stake located in Howard Jessup's western line; thence with Jessup's western line South 23° 0' East 30 feet to a point located in the center of an existing soil road and being the POINT AND PLACE OF BEGINNING and containing all of the certain roadway and appurtenant easement leading from SR#1006 to Willis Wrenn's Farm.

For Chain of Title see Deed Book 399, Page 700, Chatham County Registry.

TRACT TWO:
Parcel#0013879

BEING all of that certain 25.777 tract of land as shown on a plat entitled "Survey for Edward H. Wood, Jr.", dated January 1981, prepared by Van R. Finch, RLS and recorded in Plat Slide 29, page 98, Chatham County Registry, to which plat reference is hereby made for a more accurate description.

For Chain of Title see Deed Book 440, Page 435, Chatham County Registry.

Save and Except, however the following Tract:

1. That 5.218 acre tract conveyed in Book 472, Page 282, Chatham County Registry.
2. That 5.00 tract conveyed in Book 514, Page 428, Chatham County Registry.
3. that 11.168 acre tract conveyed in Book 646, Page 110 Chatham County Registry.

BK 2067 PG 0589

TRACT THREE

Parcel#13953

BEING Lot 2, containing 32.340 acres, more or less, as shown on a plat entitled "Property of Edward H. Wood, Jr.," dated June 1977, prepared by Smith & Smith Surveyors, and recorded in Plat Book 21-73 Chatham County Registry, to which plat reference is hereby made for a more accurate description.

For chain of title see Deed Book 405, Page 287, Chatham County Registry.

Save and except, however, a 4.000 acre tract conveyed in Book 431, Page 411, Chatham County Registry.

TRACT FOUR:

Parcel#13953

BEING all of Lot 1, containing 7.003 acres, more or less, as shown on a plat entitled "Property of Edward H. Wood, Jr.," dated June 1997, prepared by Smith & Smith Surveyors, and recorded in Plat Book 21, Page 73, Chatham County Registry, to which plat reference is hereby made for a more accurate description.

For Chain of title see Deed Book 405, Page 284 Chatham County Registry.

For further reference see Deed Book 1522, Page 849, Chatham County Registry.