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BOOK 02290
START PAGE 0980
END PAGE 0983
INSTRUMENT # 03357
EXCISE TAX \$5,200.00

Revenue Stamps: \$5,200.00

Parcel ID: 0060519

Prepared by: Stam Law Firm, PLLC, P.O. Box 1600, Apex, NC 27502

Return to Grantee

Brief Description for the Index: 34.8 acres/PS 2005-41

STATE OF NORTH CAROLINA)
)
COUNTY OF CHATHAM) GENERAL WARRANTY DEED

THIS DEED made this 14 day of March, 2022, by and between:

**GRANTOR: HINDES-BENNETT DEVELOPMENT COMPANY, a NC General Partnership
81 John Horton Road, Apex, NC 27523**

**GRANTEE: DUFOUR, LLC, a NC limited liability company
100 Legault Drive, Cary, NC 27513**

This property was not the principal residence of the Grantor.

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

See the attached Exhibit A which is incorporated herein by reference.

For chain of title, please see Deed Book 954, Page 999, Chatham County Registry.

1 submitted electronically by "Westerlund & Zdenek Law PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with 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.

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: 2022 ad valorem taxes, restrictions, rights of way and easements of record.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

SIGNATURE PAGE(S) TO FOLLOW

**HINDES-BENNETT DEVELOPMENT COMPANY, a
North Carolina General Partnership**

By: *Thomas L. Bennett* (SEAL)
THOMAS L. BENNETT, Managing General Partner

State of North Carolina

County of Wake

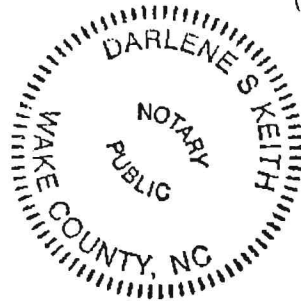
I, the undersigned Notary Public of the County and State aforesaid, certify that THOMAS L. BENNETT personally came before me this day and acknowledged that he is the Managing General Partner of HINDES-BENNETT DEVELOPMENT COMPANY, a North Carolina general partnership and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

WITNESS my hand and notarial seal, this the 14 day of March, 2022.

Darlene S. Keith
Notary Public

My Commission Expires: 8-5-2022

(Official Seal)



**EXHIBIT A
LEGAL DESCRIPTION**

BEING all the "Remaining Area" containing 34.8 acres, more or less, as shown upon that plat entitled "Minor Subdivision Survey for HINDES-BENNETT DEVELOPMENT" dated October 4, 2004 by Benton W. Dewar and Associates, PLS, and is recorded in Plat Slide 2005-41, Chatham County Registry, to which plat reference is hereby made for a more particular description of same.

Together with an appurtenant, perpetual easement for ingress, egress, and installation and maintenance of utilities along that private road shown as Ever After Lane extending from the above described property to US Highway 64 according to the above referenced plat.

LESS AND EXCEPT the 30' private road easement as shown on Plat Slide 2005-41, Chatham County Registry.