

BK 1907 PG 0046

FILED
CHATHAM COUNTY NC
LUNDAY A. RIGGSBEE
REGISTER OF DEEDS
FILED Feb 15, 2017
AT 08:37:49 am
BOOK 01907
START PAGE 0046
END PAGE 0047
INSTRUMENT # 01684
EXCISE TAX (None)

Above Space Reserved for Recording
[If required by your jurisdiction, list above the name & address of: 1) where to return this form; 2) preparer; 3) party requesting recording.]

Warranty Deed *NO PER TAX*

Date of this Document: 4th day of February, 2017

Reference Number of Related Documents: 0066511

Grantor(s):

Name Carl M Bennett & Effie Diane Olinger Bennett
Street Address 194 Crutchfield Rd.
City/State/Zip Moncure, N.C. 27559 - 9792

Return To:

Grantee(s):

Name Jackie Elton ^{Sanderford Sr} & Tina Lawson Sanderford, Jr.
Street Address 4004 Bansal Rd.
City/State/Zip New Hill, N.C. 27562

Abbreviated Legal Description (i.e., lot, block, plat, or section, township, range, quarter/quarter or unit, building and condo name): Book 792 page 717, 718

Assessor's Property Tax Parcel/Account Number(s): 0066511 1342447

For good consideration, Carl M Bennett Effie Diane Olinger Bennett
of Moncure, County of Chatham
State of North Carolina, hereby bargain, deed and convey to Jackie Elton & Tina
Lawson Sanderford, Jr. of New Hill
County of Wake, State of North Carolina, the following described land in
Chatham County free and clear with WARRANTY COVENANTS; to wit: Pea Ridge Rd.
New Hill, N.C. 27562 2.58 acres

Prepared By: Cheyenne A. Sanderford

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Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute any instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, and assigns, against every person lawfully claiming the same or any part thereof.

Being the same property conveyed to the Grantor by deed of Trust, dated Feb 13, 2017.

WITNESS the hands and seal of said Grantor this 13 day of Feb, 2017.

Carl M Bennett
Grantor

Effie Diane Olinger Bennett
Grantor

State of NC

County of Chatham

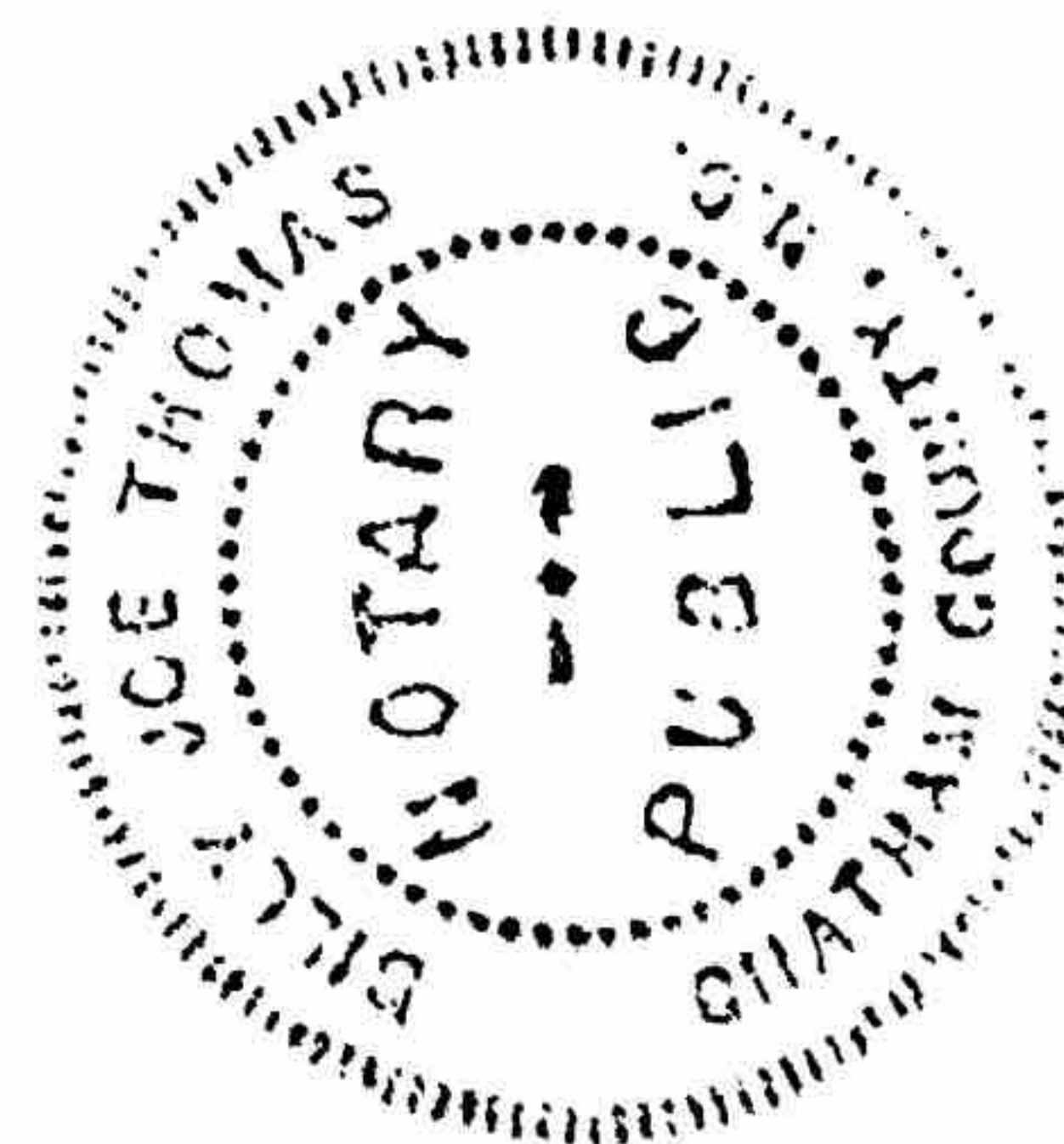
On Feb 13 2017, before me, Billy Joe Thomas, personally appeared Effie Diane Olinger Bennett Carl M Bennett, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Billy Joe Thomas
MAY 13 2019
Expiration Date

Affiant Known Unknown
ID Produced MAY 13 2019

(Seal)



and more particularly described as follows.

BEGINNING at an iron stake in the Allied Signal, Inc. line, also a corner of Sanderford as described in Deed Book 349 Page 532, Chatham County Registry; thence as the existing Sanderford line, North 9 degrees 18 minutes 2 seconds West 247.92 feet to an iron stake; thence North 15 degrees 44 minutes 46 seconds West 115.45 feet to an iron stake, a corner of Smith property as recorded in Deed Book 357 Page 198; thence as Smith's line, South 84 degrees 36 minutes 31 seconds East 209.86 feet to an iron stake; thence North 10 degrees 59 minutes 37 seconds West 104.83 feet to an iron stake; thence as the Parker line, South 84 degrees 36 minutes 31 seconds East 174.25 feet to an iron stake in the Allied Signal line; thence as the Allied Signal line, South 9 degrees West 441.94 feet to an iron stake, Allied Signal corner; thence as another Allied Signal line, North 86 degrees 24 minutes 53 seconds West 222.32 feet to the point of BEGINNING, containing 2.58 acres, more or less, all according to a survey by William O. Yates, R.L.S., dated February 13, 1991. Reference to said map is hereby made for a greater certainty of description.

To have and to hold the aforesaid lot or parcel of land and all privileges thereunto belonging to him, the Grantee, his heirs and/or successors and assigns, free and discharged from all right, title, claim or interest of the Grantor or anyone claiming by, through or under him.

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.

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