

FILED
CHATHAM COUNTY NC
LUNDAY A. RIGGSBEE
REGISTER OF DEEDS
FILED Oct 11, 2018
AT 11:09:36 am
BOOK 02012
START PAGE 0866
END PAGE 0867
INSTRUMENT # 10464
EXCISE TAX \$730.00

Excise Tax \$730.00
This deed was prepared by Bradshaw Robinson Slawter LLP, Post Office Box 607, Pittsboro, NC 27312
Return to Grantee

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 10th day of October, 2018, by and between

GRANTOR:

LAMBERT MOUNTAIN ASSOCIATES, LLC,
a North Carolina limited liability company
261 Ruth Lane
Pittsboro, NC 27312

and

GRANTEE:

SANDERS AUTOMOTIVE, LLC
a North Carolina limited liability company
5701 15-501 N
Pittsboro, NC 27312

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 Baldwin Township, Chatham County, North Carolina and more particularly described as follows:

ALL of Tract J1 and J2, containing 7.07 acres, more or less, as recombined on the plat entitled, "*Minor Subdivision prepared for Lands of Lambert Mountain Associates, LLC,*" dated November 2, 2015 by Infinite Land Design, P.C. and recorded in Plat Slide 2015-325, Chatham County Registry.

The property hereinabove described is a portion of the property acquired by Grantor by instrument recorded in Book 1560, Page 304, Chatham County Registry.

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 covenants 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:

- (1) All easements, encumbrances, rights-of-way and restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

LAMBERT MOUNTAIN ASSOCIATES, LLC,
a North Carolina limited liability company

By: Ashley Williams Bryant (SEAL)
Ashley Williams Bryant, Member/Manager

The property described herein does not include the primary residence of the Grantor.

Chatham County, North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Ashley Williams Bryant

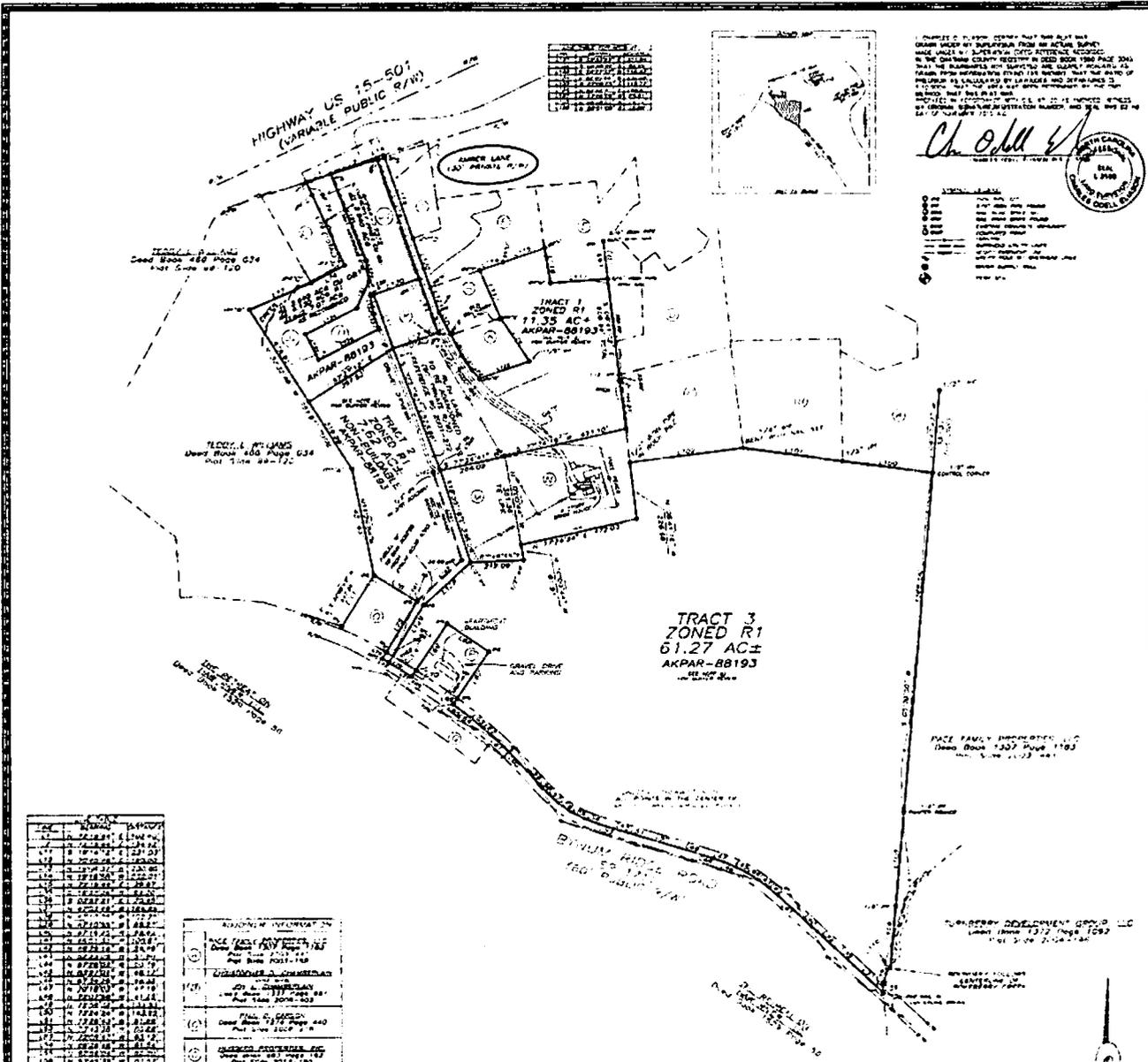
Date: October 10th, 2018

Teresa G. Heath
Teresa G. Heath, Notary Public

(Seal)

My commission expires: 11/15/2020





PLANNING & ENGINEERING
Ch. O'Neil
 1001 W. 10th St., Suite 100
 Raleigh, NC 27603
 Phone: 919.833.1111
 Fax: 919.833.1112
 www.chonell.com

Lot	Area	Owner
1	0.12	...
2	0.15	...
3	0.18	...
4	0.21	...
5	0.24	...
6	0.27	...
7	0.30	...
8	0.33	...
9	0.36	...
10	0.39	...
11	0.42	...
12	0.45	...
13	0.48	...
14	0.51	...
15	0.54	...
16	0.57	...
17	0.60	...
18	0.63	...
19	0.66	...
20	0.69	...
21	0.72	...
22	0.75	...
23	0.78	...
24	0.81	...
25	0.84	...
26	0.87	...
27	0.90	...
28	0.93	...
29	0.96	...
30	0.99	...
31	1.02	...
32	1.05	...
33	1.08	...
34	1.11	...
35	1.14	...
36	1.17	...
37	1.20	...
38	1.23	...
39	1.26	...
40	1.29	...
41	1.32	...
42	1.35	...
43	1.38	...
44	1.41	...
45	1.44	...
46	1.47	...
47	1.50	...
48	1.53	...
49	1.56	...
50	1.59	...
51	1.62	...
52	1.65	...
53	1.68	...
54	1.71	...
55	1.74	...
56	1.77	...
57	1.80	...
58	1.83	...
59	1.86	...
60	1.89	...
61	1.92	...
62	1.95	...
63	1.98	...
64	2.01	...
65	2.04	...
66	2.07	...
67	2.10	...
68	2.13	...
69	2.16	...
70	2.19	...
71	2.22	...
72	2.25	...
73	2.28	...
74	2.31	...
75	2.34	...
76	2.37	...
77	2.40	...
78	2.43	...
79	2.46	...
80	2.49	...
81	2.52	...
82	2.55	...
83	2.58	...
84	2.61	...
85	2.64	...
86	2.67	...
87	2.70	...
88	2.73	...
89	2.76	...
90	2.79	...
91	2.82	...
92	2.85	...
93	2.88	...
94	2.91	...
95	2.94	...
96	2.97	...
97	3.00	...
98	3.03	...
99	3.06	...
100	3.09	...

Lot	Area	Owner
101	3.12	...
102	3.15	...
103	3.18	...
104	3.21	...
105	3.24	...
106	3.27	...
107	3.30	...
108	3.33	...
109	3.36	...
110	3.39	...
111	3.42	...
112	3.45	...
113	3.48	...
114	3.51	...
115	3.54	...
116	3.57	...
117	3.60	...
118	3.63	...
119	3.66	...
120	3.69	...
121	3.72	...
122	3.75	...
123	3.78	...
124	3.81	...
125	3.84	...
126	3.87	...
127	3.90	...
128	3.93	...
129	3.96	...
130	3.99	...
131	4.02	...
132	4.05	...
133	4.08	...
134	4.11	...
135	4.14	...
136	4.17	...
137	4.20	...
138	4.23	...
139	4.26	...
140	4.29	...
141	4.32	...
142	4.35	...
143	4.38	...
144	4.41	...
145	4.44	...
146	4.47	...
147	4.50	...
148	4.53	...
149	4.56	...
150	4.59	...

OWNER INFORMATION:
 LAMBERT MOUNTAIN ASSOCIATES, LLC
 281 RUTH LANE
 PITTSBURGH, NC 27312
 PARCEL #88193
 PIN: 0763-35-2360 000

JAMES LOWELL WILLIAMS TRUST
 281 RUTH LANE
 PITTSBURGH, NC 27312
 PARCEL # 77022
 PIN: 0763-29-0735 000

Lot	Area	Owner
151	4.62	...
152	4.65	...
153	4.68	...
154	4.71	...
155	4.74	...
156	4.77	...
157	4.80	...
158	4.83	...
159	4.86	...
160	4.89	...
161	4.92	...
162	4.95	...
163	4.98	...
164	5.01	...
165	5.04	...
166	5.07	...
167	5.10	...
168	5.13	...
169	5.16	...
170	5.19	...
171	5.22	...
172	5.25	...
173	5.28	...
174	5.31	...
175	5.34	...
176	5.37	...
177	5.40	...
178	5.43	...
179	5.46	...
180	5.49	...
181	5.52	...
182	5.55	...
183	5.58	...
184	5.61	...
185	5.64	...
186	5.67	...
187	5.70	...
188	5.73	...
189	5.76	...
190	5.79	...
191	5.82	...
192	5.85	...
193	5.88	...
194	5.91	...
195	5.94	...
196	5.97	...
197	6.00	...
198	6.03	...
199	6.06	...
200	6.09	...

The property is subject to the Davidson County Ordinance 17-0000 (Ordinance 17-0000) and any other ordinance that may be adopted by the Board of Commissioners of Davidson County, North Carolina, which may affect the use, development or maintenance of the property.

Development or maintenance of a single residential or an individual residential lot not cumulatively exceeding 20,000 square feet of land disturbance shall comply with Sections 17-0000 (c) (1) and (c) (2), Ordinance 17-0000 (c) (1) and (c) (2) of the Davidson County, Ordinance 17-0000.

NOTES:
 1. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE PLANNING AND ENGINEERING DESIGN AND ALL UTILITIES SHOWN HEREON ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER UTILITIES OR OBSTRUCTIONS TO THE PROPERTY.

APPROVED:
 James Lowell Williams
 December 22, 2015

2015-325

MADE IN THE STATE OF NORTH CAROLINA
 I, **James Lowell Williams**, being duly sworn, depose and say that the foregoing is a true and correct copy of the original and that the same is a true and correct copy of the original and that the same is a true and correct copy of the original.

Subscribed and sworn to before me this 22nd day of December, 2015, at **Pittsburgh, North Carolina**.

James Lowell Williams
 Notary Public
 My Commission Expires: 12/31/2017

PREPARED BY
INFINITE LAND DESIGN, P.C.
 (LAND SURVEYING) LAND PLANNING (SURVEYING)
 1111 W. 10th St., Suite 100
 Raleigh, NC 27603
 WWW.INFINITELAND.COM
 © 2011

LAND OF LAMBERT MOUNTAIN ASSOCIATES, LLC
 REFERENCE DEED BOOK 1500 PAGE 304
 BALDWIN TOWNSHIP (JAMBERT COUNTY), NORTH CAROLINA

2015-325