

FILED
CHATHAM COUNTY
REBA G. THOMAS
REGISTER OF DEEDS

FILED Aug 24, 2005
AT 08:40:37 am
BOOK 01201
START PAGE 0650
END PAGE 0651
INSTRUMENT # 11248

BOOK 1201 PAGE 650

Excise Tax \$0.00

Do NOT write above this line.

Recording: Time, Book and Page

North Carolina General Warranty Deed

This instrument prepared by: LUNDAY A. RIGGSBEE, ATTORNEY, P.O. BOX 754, PITTSBORO, NC 27312

Brief description for the Index

This Deed made this 10th day of AUGUST, 20⁰⁵, by and between Grantor and Grantee:

Enter in appropriate block for each party: Name, address, county, state and if appropriate entity (i.e. corporation, partnership). The designation Grantor and Grantee as used herein shall include all parties, their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

Grantor:

MICHAEL S. FOLEY
SINGLE
P.O. BOX 522, APEX, NC 27502

Grantee:

MICHAEL S. FOLEY AND BRIAN S. FOLEY,
AS JOINT TENANTS WITH RIGHT OF SUVIVORSHIP
P.O. BOX 522, APEX, NC 27502

Transfer of Ownership: Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, conveys to Grantee in fee simple, the Property described below:

Property: City of N/A,
Township of HAW RIVER, County of CHATHAM, North Carolina.
This property was acquired by Grantor by an instrument recorded in Book 1194, Page 336, CHATHAM County.
A map showing the property is recorded in Plat ~~Book~~ _____, Page _____, CHATHAM County.

The legal description of the Property is:

Parcel 1: BEING all of that 53.742 acre parcel as shown on map entitled "Survey for Michael S. Foley and Brian S. Foley, Haw River Township, Chatham County, North Carolina" by Smith and Smith Surveyors, dated July 5, 2005 and recorded in Plat Slide 2005-254, Chatham County Registry, reference to which is hereby made for a more particular description.

Parcel 2: BEING all of that .664 acre parcel as shown on map entitled "Survey for Michael S. Foley and Brian S. Foley, Haw River Township, Chatham County, North Carolina" by Smith and Smith Surveyors, dated July 5, 2005 and recorded in Plat Slide 2005-254, Chatham County Registry, reference to which is hereby made for a more particular description.

Parcel 3: BEING all of that 0.203 acre parcel as shown on map entitled "Survey for Michael S. Foley and Brian S. Foley, Haw River Township, Chatham County, North Carolina" by Smith and Smith Surveyors, dated July 5, 2005 and recorded in Plat Slide 2005-254, Chatham County Registry, reference to which is hereby made for a more particular description. (Parcel 3 is conveyed without warranties of title and is subject to a 20 foot easement recorded in Book 284, Page 51, Chatham County Registry.)

Together with all of grantor's right, title and interest in the easement recorded in Book 284, Page 51, and that easement recorded at Book 444, Page 570 and supplemented at Book 1016, Page 436, Chatham County Registry.

Continued on Page 2

After recording mail to:

GRANTEES

Tax Lot No. _____
Parcel Identifier No. _____
Verified By _____ County,
on the _____ day of _____, 20____.
By _____

BOOK 1201 PAGE 651

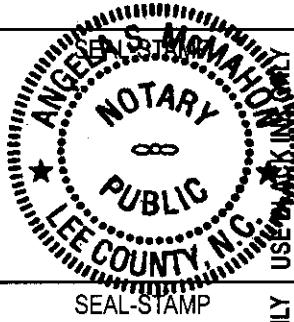
TO HAVE AND TO HOLD the said Property and all privileges and appurtenances (rights) belonging to Grantee, in fee simple.

Promises by Grantor: Grantor promises (covenants) with Grantee, that Grantor has title to the Property in fee simple; has the right to convey the title in fee simple; that the title is marketable and free and clear of all liens and encumbrances (i.e. mortgages and judgements), and Grantor will warrant and defend the title against the lawful claims of all persons, except for the following exceptions:

ALL RESTRICTIONS, UTILITIES, EASEMENTS AND RIGHTS OF WAY OF RECORD, IF ANY.

Signatures: Grantor has duly executed the foregoing instrument, as of the day and year first written above.

| | | | | |
|--------------|---------------|--------------------|-------------------|-------------------------------|
| | Entity | | Individual | |
| Name: _____ | | | | _____ (Seal) |
| By: _____ | | USE BLACK INK ONLY | | MICHAEL S. FOLEY _____ (Seal) |
| Title: _____ | | | | _____ (Seal) |
| By: _____ | | | | _____ (Seal) |
| Title: _____ | | | | _____ (Seal) |
| By: _____ | | | | _____ (Seal) |
| Title: _____ | | | | _____ (Seal) |



INDIVIDUAL

STATE OF NORTH CAROLINA COUNTY OF CHATHAM

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

MICHAEL S. FOLEY

Grantor personally came before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 10th day of AUGUST, 2005.

My Commission Expires: 11/26/2006 _____ Notary Public

INDIVIDUAL

STATE OF _____ COUNTY OF _____

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

Grantor personally came before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public

ENTITY: Corporation, Limited Liability Company, General Partnership, or Limited Partnership

STATE OF _____ COUNTY OF _____

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

personally came before me this day and acknowledged that he is _____ of _____, a North Carolina or _____ corporation / limited liability company / general partnership / limited partnership (*strike through the inapplicable*) and that by authority duly given and as an act of the Entity, has signed the foregoing instrument in its name and on its behalf as its act and deed.

Witness my hand and official stamp or seal, this _____

My Commission Expires: _____

Chatham County, North Carolina 20____

REBA G. THOMAS Register of Deeds ry Public

The foregoing certificate(s) of _____

ANGELA S. MCMAHON _____

_____ the first

notary/notaries public COUNTY

is/are certified to be correct. f Deeds

Reba Thomas e 2 of 2

Assistant - Register of Deeds

The foregoing Certificate(s) of _____

is/are certified to be correct. This instrument and this certificate are duly registered at page hereof.

_____ - REGIST

By _____