

FILED  
 CHATHAM COUNTY NC  
 LUNDAY A. RIGGSBEE  
 REGISTER OF DEEDS

|              |              |
|--------------|--------------|
| FILED        | Jul 02, 2019 |
| AT           | 12:13:26 pm  |
| BOOK         | 02053        |
| START PAGE   | 0139         |
| END PAGE     | 0141         |
| INSTRUMENT # | 06458        |
| EXCISE TAX   | \$30.00      |

PREPARED BY: Charlene Binkley

RETURN TO: Robert M. Dixon  
 302 Olympia Street  
 Siler City, NC 27344  
 NORTH CAROLINA

CHATHAM COUNTY

DEED

Tax stamps \$30.00

This DEED, made this 29<sup>th</sup> day of June, 2019 by Charlene Binkley, Executor of Estate of Charles M. Tillman, Charlene Binkley, Johnny Binkley, Iris Terry, Hobert Terry, Adene Tyler, Charles Campbell, Ruby Edwards, Tammy Hanson, and Steve Hanson, parties of the first part, to Robert M. Dixon, party of the second part;

WITNESSETH

That the said parties of the first part, for and in consideration of the sum of TEN DOLLARS and other good and valuable considerations to them paid by the said parties of the second part, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold and conveyed and by these presents do hereby give, grant, bargain, sell and convey unto the said parties of the second part, their heirs and assigns, all those certain tracts or parcels of land lying and being in Bear Creek Township, Chatham County, North Carolina and more particularly described as follows:

**BEING ALL OF LOT #1, CONTAINING 0.345 ACRES AS SHOWN IN PLAT DATED JANUARY 7, 2000, RECORDED IN PLAT SLIDE 2000-44, CHATHAM COUNTY REGISTRY DRAWN BY RICHARD L. Siler, RLS, entitled "Survey for Robert Darrell Walters". Reference is hereby made to said Plat for more accuracy and certainty of description.**

**For chain of title see Deed recorded in Book 887, page 0818, Chatham County Registry.**

**No title search was performed.**

TO HAVE AND TO HOLD the aforesaid described lands and real estate together with all the privileges and appurtenances thereunto belonging unto them, the said parties of the second part, their heirs and assigns, forever in fee simple.

And the said parties of the first part covenant that they are seized of said premises in fee and have the right to convey the same in fee simple; that the same is free and clear from all encumbrances; and that they will warrant and defend the title to the same against the claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

1. Chatham County ad valorem taxes as they accrue.
2. Highway and utility rights of way and easement of record.
3. Subdivision, zoning, health and EPA rules, regulations and laws.
4. Such statement of facts affecting title to and use of said property as might be disclosed by a current and accurate survey.

IN TESTIMONY WHEREOF, the said parties of the first part have hereunto set their hands and seals, the day and year first above written.

Charlene Binkley (SEAL)  
Charlene Binkley, Executor of Estate Charles M. Tillman

Charlene Binkley (SEAL)  
Charlene Binkley

Johnny Binkley (SEAL)  
Johnny Binkley

Iris Terry (SEAL)  
Iris Terry

Robert Terry (SEAL)  
Robert Terry

Adene Tyler (SEAL)  
Adene Tyler

Charles Campbell (SEAL)  
Charles Campbell

Ruby Edwards (SEAL)  
Ruby Edwards

Tammy Hanson (SEAL)  
Tammy Hanson

Steve Hanson (SEAL)  
Steve Hanson

North Carolina  
Chatham County

I, Amanda Underwood, A Notary Public of the aforesaid County and State, do certify that Charlene Binkley and husband, Johnny Binkley, Iris Terry and husband, Hobert Terry, Adene Tyler and husband, Charles Campbell, Ruby Edwards, Tammy Hanson, and husband Steve Hanson, 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 SEAL, THIS THE 27<sup>th</sup> DAY OF June, 2019.

Amanda Underwood  
Notary Public

MY COMMISSION EXPIRES:

12-15-19



FILED Jul 10, 2019  
AT 10:43:31 AM  
BOOK 02054  
START PAGE 0179  
END PAGE 0182  
INSTRUMENT # 06694  
EXCISE TAX \$3.00

EXCISE TAX: \$3.00

RECORDING TIME, BOOK & PAGE

Tax Lot No: \_\_\_\_\_ Parcel Identifier No. 0076194  
Verified By: \_\_\_\_\_ Chatham County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ =

Mail After Recording to: Grantee at Grantee's Address  
This Instrument was prepared by: W. Travis Barkley, Esq.  
Brief Description for Index: Old US 421 S

This instrument prepared by, W. Travis Barkley, Esq., a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this the 1st day of July, 2019, by and between:

**GRANTOR**

**GRANTEE**

**Charlene A. Binkley  
And spouse,  
Johnny C. Binkley  
Ruby Edwards, widowed  
Iris T. Terry  
And spouse,  
Hobert Terry  
Adene Tyler  
And spouse,  
Charles Campbell  
Tammy Hanson  
And spouse,  
Steve Hanson**

**Hisham Sabha  
A married man  
  
1005 Fairfax Woods Dr.  
Apex, NC 27502**

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

*This property is ( ), is not (X) the primary 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 good and 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 \_\_\_\_\_, Chatham County, North Carolina and more particularly described as follows:

**SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION**

The Property herein described was acquired by instrument recorded in: Book \_\_\_\_\_, Page \_\_\_\_\_

A Map showing the above-described property is recorded in Book of Maps \_\_\_\_\_, Page \_\_\_\_\_  
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:

Ad Valorem Real Property Taxes for 2019  
Covenants, Easements and Restrictions of Record

IN WITNESS WHEREOF the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

By: Charlene A. Binkley (SEAL)  
Charlene A. Binkley

By: Johnny C. Binkley (SEAL)  
Johnny C. Binkley

By: Ruby Edwards (SEAL)  
Ruby Edwards

By: \_\_\_\_\_ (SEAL)

By: Robert Terry (SEAL)  
Robert Terry

By: Iris T. Terry (SEAL)  
Iris T. Terry

By: Charles Campbell (SEAL)  
CHARLES CAMPBELL

By: Adene Tyler (SEAL)  
Adene Tyler

By: Tammy Hanson (SEAL)  
Tammy Hanson


By: Steve Hanson (SEAL)  
Steve HANSON

State of North Carolina  
County of Wake

I, **W. Travis Barkley**, a Notary Public of the County and State aforesaid, certify that **Charlene A. Binkley**, as administratrix of the Estate of **Charles M. Tillman**; **Charlene A. Binkley**, Individually, and **Johnny C. Binkley**; **Ruby Edwards**; **Iris T. Terry and Hobert Terry**; **Adene Tyler and Charles Campbell**; **Tammy Hanson and Steve Hanson**- Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument in the capacity indicated and for the purposes stated therein.

Witness my hand and official seal, this the 1st day of July, 2019.

My Commission Expires: 12-28-2020

  
\_\_\_\_\_  
Notary Public  
W. Travis Barkley (Printed Name of Notary)

(SEAL)



# Exhibit A

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**BEING all of Lot #1, containing 6.345 acres, and all of Lot#2, containing 6.936 acres, as shown on Plat dated January 7, 2000, recorded in Plat Slide 2000-44, Chatham county Registry drawn by Richard L. Siler, RLS, entitled "Survey for Robert Darrell Walters". Reference is hereby made to said Plat for more accuracy and certainty of description**

**For chain of title see Deed recorded in Book J.S., at Page 182, Chatham County Registry and Deed Book 817, Page 287 Chatham County Registry.**

Parcel ID: 0076194

|              |              |
|--------------|--------------|
| FILED        | Jul 10, 2019 |
| AT           | 10:43:56 AM  |
| BOOK         | 02054        |
| START PAGE   | 0187         |
| END PAGE     | 0190         |
| INSTRUMENT # | 06696        |
| EXCISE TAX   | \$245.00     |

EXCISE TAX: \$245.00

RECORDING TIME, BOOK &amp; PAGE

Tax Lot No: \_\_\_\_\_ Parcel Identifier No. 0004653 and 0005020  
Verified By, \_\_\_\_\_ Chatham County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ =

Mail After Recording to: Grantee at Grantee's Address

This Instrument was prepared by: W. Travis Barkley, Esq.

Brief Description for Index: 4112 A and B Old US 421 S

This instrument prepared by, W. Travis Barkley, Esq., a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this the 1st day of July, 2019, by and between:

**GRANTOR**

**Charlene A. Binkley  
And spouse,  
Johnny C. Binkley  
Ruby Edwards, widowed  
Iris T. Terry  
And spouse,  
Hobert Terry  
Adene Tyler  
And spouse,  
Charles Campbell  
Tammy Hanson  
And spouse,  
Steve Hanson**

**GRANTEE**

**Hisham Sabha  
A married man  
  
1005 Fairfax Woods Dr.  
Apex, NC 27502**

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

*This property is ( ), is not (X) the primary 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 good and 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 \_\_\_\_\_, Chatham County, North Carolina and more particularly described as follows:

**SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION**



The Property herein described was acquired by instrument recorded in: Book \_\_\_\_\_, Page \_\_\_\_\_

A Map showing the above-described property is recorded in Book of Maps \_\_\_\_\_, Page \_\_\_\_\_  
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:

Ad Valorem Real Property Taxes for 2019  
Covenants, Easements and Restrictions of Record

IN WITNESS WHEREOF the Grantor has hereunto set his hand and seal, or if corporate, has caused this  
instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by  
authority of its Board of Directors, the day and year first above written.

By: Charlene A. Binkley (SEAL)  
Charlene A. Binkley

By: Johnny C. Binkley (SEAL)  
Johnny C. Binkley

By: Ruby Edwards (SEAL)  
Ruby Edwards

By: \_\_\_\_\_ (SEAL)

By: Robert Terry (SEAL)  
Robert Terry

By: Fris T. Terry (SEAL)  
Fris T. Terry

By: Charles Campbell (SEAL)  
CHARLES CAMPBELL

By: Adene Tyler (SEAL)  
Adene Tyler

By: Tammy Hanson (SEAL)  
Tammy Hanson

By: Steve Hanson (SEAL)  
Steve HANSON

State of North Carolina  
County of Wake

I, **W. Travis Barkley**, a Notary Public of the County and State aforesaid, certify that **Charlene A. Binkley**, as administratrix of the Estate of **Charles M. Tillman**; **Charlene A. Binkley**, Individually, and **Johnny C. Binkley**; **Ruby Edwards**; **Iris T. Terry and Hobert Terry**; **Adene Tyler and Charles Campbell**; **Tammy Hanson and Steve Hanson**- Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument in the capacity indicated and for the purposes stated therein.

Witness my hand and official seal, this the 1st day of July, 2019.

My Commission Expires: 12-28-2020

 \_\_\_\_\_ Notary Public

W. Travis Barkley (Printed Name of Notary)

(SEAL)



Tract 1

Lying and being in the Village of Bonlee and BEGINNING at a point in the Eastern margin of U. S. Highway #421 and in the Southern margin of Hillsboro Street (also known as Murray Road); thence with the Eastern margin of said highway a Southerly direction 250 feet to a point, corner with Charles B. Tillman and Ruby F. Tillman; thence an Easterly direction with Tillman's line 200 feet, their corner; thence another line of Tillman a Northerly direction 200 feet, corner with Tillman; thence another line of Tillman a Westerly direction 3 feet; thence with another line of Tillman a Northerly direction 58 feet to a point in the Southern margin of Hillsboro Street (sometimes known as Murray Road), corner with Tillman; thence with the Southern margin of said street 197 feet to a point in the Eastern margin of U. S. Highway #421, the point and place of BEGINNING, and being all of that certain real estate described in a deed from J. W. Hillard, widower, to Miss Ollie Glosson, dated 3 October, 1952 and recorded in Book LP, Page 172, Chatham County Registry, and those certain two lots described as second tract and third tract in a deed from Mollie Glosson Cooper et al to Ollie Glosson dated 2 July, 1951 and recorded in Book KQ, Page 90, Chatham County Registry.

Parcel ID: ~~000~~ 4653

Tract 2

beginning at A. R. Glosson corner, and Brooks & Hamner line, & running about North with A. R. Glosson & M. L. Phillips line & running about 250 ft. to a road leading about east & West from the State highway #21. Thence with said road about east 145 ft. to I. N. Dunlap line, (Now) William Moore, thence about South with Moore's line to Dunlap & Webster corner (Now) Moore corner, thence about west 145 ft to beginning said deed being on record in office of Register of deed Chatham Co., Book J. K. Page 161. The above lot of land was deeded to L. S. Murree and Dorothy P. Murree, by J. W. Hillard, by deed dated Nov. 28, 1961.

Less and Except:

Situated in the Village of Bonlee, and beginning at an iron stake in the southern margin of the "Murray Road" (a road leading from U. S. Highway No. 421 in an Easterly direction to the Murree Residence), and at a point 45 feet Eastwardly from the Northwest corner of that tract of land conveyed in the deed of trust above referred to, and running thence with the Southern margin of said road about 100 feet to the Northeast corner of the tract described in the deed of trust above referred to; thence Southwardly with the Eastern margin of said tract 50 feet to an iron stake; thence Westwardly parallel with the above-mentioned road to a point 45 feet Eastwardly from the Western margin of said tract; thence Northwardly parallel with the Eastern margin of said tract 80 feet to the point of beginning and being known as the Residence Lot of Mrs. Clyde Ella Fields, and being the lot on which her dwelling house is located, AND BEING the same identical property described in a certain release deed dated July 11, 1965, from Ike P. Andrews, Trustee, and The Chatham Bank, a North Carolina banking corporation of Silver City, North Carolina, to Charles R. Tillman and wife, Ruby F. Tillman, recorded in Book \_\_\_\_\_, Page \_\_\_\_\_, Chatham County Registry; EXCEPT, HOWEVER, it is understood and agreed that this deed does not include a strip of land being 45 feet in width measuring from the Western margin of the Charles R. Tillman and Ruby F. Tillman Lot and in an Easterly direction to the Western margin of the lot herein conveyed.

Parcel ID: ~~000~~ 5020

FILED Jul 10, 2019  
AT 10:43:51 AM  
BOOK 02054  
START PAGE 0183  
END PAGE 0186  
INSTRUMENT # 06695  
EXCISE TAX \$2.00

EXCISE TAX: \$2.00

RECORDING TIME, BOOK & PAGE

Tax Lot No: \_\_\_\_\_ Parcel Identifier No. 0005021 and 0005050  
Verified By: \_\_\_\_\_ Chatham County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ =

Mail After Recording to: Grantee at Grantee's Address  
This Instrument was prepared by: W. Travis Barkley, Esq.  
Brief Description for Index: Pat Murrow Road and Old US 421 S

This instrument prepared by, W. Travis Barkley, Esq., a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this the 1st day of July, 2019, by and between:

**GRANTOR**

**GRANTEE**

**Charlene A. Binkley  
And spouse,  
Johnny C. Binkley  
Ruby Edwards, widowed  
Iris T. Terry  
And spouse,  
Hobert Terry  
Adene Tyler  
And spouse,  
Charles Campbell  
Tammy Hanson  
And spouse,  
Steve Hanson**

**Hisham Sabha  
A married man  
  
1005 Fairfax Woods Dr.  
Apex, NC 27502**

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

*This property is ( ), is not (X) the primary 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 good and 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 \_\_\_\_\_, Chatham County, North Carolina and more particularly described as follows:

**SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION**

The Property herein described was acquired by instrument recorded in: Book \_\_\_\_\_, Page \_\_\_\_\_

A Map showing the above-described property is recorded in Book of Maps \_\_\_\_\_, Page \_\_\_\_\_  
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:

Ad Valorem Real Property Taxes for 2019  
Covenants, Easements and Restrictions of Record

IN WITNESS WHEREOF the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

By: Charlene A. Binkley (SEAL)  
Charlene A. Binkley

By: Johnny C. Binkley (SEAL)  
Johnny C. Binkley

By: Ruby Edwards (SEAL)  
Ruby Edwards

By: \_\_\_\_\_ (SEAL)

By: Hobart Terry (SEAL)  
Hobart Terry

By: Iris T. Terry (SEAL)  
Iris T. Terry

By: Charles Campbell (SEAL)  
CHARLES CAMPBELL

By: Adene Tyler (SEAL)  
Adene Tyler

By: Tammy Hanson (SEAL)  
Tammy Hanson

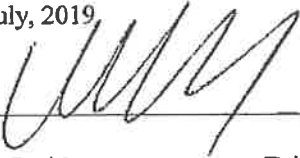
By: Steve Hanson (SEAL)  
Steve HANSON

State of North Carolina  
County of Wake

I, **W. Travis Barkley**, a Notary Public of the County and State aforesaid, certify that **Charlene A. Binkley**, as administratrix of the Estate of **Charles M. Tillman**; **Charlene A. Binkley**, Individually, and **Johnny C. Binkley**; **Ruby Edwards**; **Iris T. Terry** and **Hobert Terry**; **Adene Tyler** and **Charles Campbell**; **Tammy Hanson** and **Steve Hanson**- Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument in the capacity indicated and for the purposes stated therein.

Witness my hand and official seal, this the 1st day of July, 2019.

My Commission Expires: 12-28-2020

  
\_\_\_\_\_  
W. Travis Barkley (Printed Name of Notary) Notary Public

(SEAL)



Tract One

BEGINNING at an iron stake J. W. Hilliards Northeast corner on the South side of Hillsboro Street and running East with said Street 229 feet to Moffitt's line or his Northwest corner; thence South, with his line 244 feet to Pugh's Northeast corner; thence West, with Pugh's line 144 feet to Pugh's Northwest corner; thence South, his line 30 1/2 feet to a stake; thence West 66 feet to a stake; thence North, 267 feet to the BEGINNING.

SAVE AND EXCEPT the following described property conveyed by William Moore and wife, Edna Lane Moore to William W. Cook by deed dated September 17, 1956, recorded in Book 246, Page 369, Chatham County Registry.

BEGINNING at an iron stake in the Southern margin of Hillsboro Street (the Street which runs from U. S. Highway No. 421 in an Easterly direction to the residence of M. B. Murrow), the Northwest corner of the Moffitt property, and running thence with the Southern margin of said Street Westwardly 110 feet to an iron stake; thence South 244 feet to an iron stake in the Pugh line; thence East with the Pugh line 110 feet to an iron stake, Pugh's Northeast corner; thence with the Moffitt line North 244 feet to the point of BEGINNING, and being the Eastern portion of that lot or parcel of land conveyed to William Moore from A. P. Andrews and others by deed dated November 12, 1952, recorded in Book L-P, Page 95, Chatham County Registry.

Parcel ID: 0005021

Tract Two

BEGINNING at an iron stake on the East side of U. S. Highway No. 421, A. H. Glosson's Southwest corner (old hardware store building lot), and running East 194 feet to an iron stake; thence South 76 feet to a stake; thence South 89 degrees West 194 feet to a stake at said Highway; thence North with said Highway 81 feet to the point of BEGINNING, and being the same identical property described in that deed from W. H. Goldston and wife, Irene Goldston, to B. K. Hancock and wife, Kollie S. Hancock, dated May 26, 1964, and recorded in Book 356, Page 103, Chatham County Registry.

This conveyance is, of course, made subject to all highway and utility easements and right-of-ways, if any, which might affect the said property as well, too, as 1975 Chatham County ad valorem taxes, payment of which the Grantees herein expressly assume as a part of the consideration given by them in exchange for said property.

Parcel ID: 0005050

be registered.

Witness my hand and private seal this 9th day of March 1929.

J. H. Benner J. P.

STATE OF NORTH CAROLINA  
DURHAM COUNTY.

I, D. C. Barbee, Notary Public in and for the said County hereby certify that R.C. Tillman and Mary Tillman his wife, personally appeared before me this day and acknowledged the due execution of the annexed deed, and the said Mary Tillman being by me privately examined, separate and apart from her said husband, touching her voluntary execution of the same, doth state that she signed the same freely and voluntarily, without fear or compulsion of her said husband or any other person, and that she doth still voluntarily assent thereto.

WITNESS, my hand and official seal, this 25th day of May A.D. 1929.

Seal: D. C. Barbee, N. P.  
Chatham County, N. C.

D.C. Barbee Notary Public  
My com. exp. Jan. 17th 1930

NORTH CAROLINA, CHATHAM COUNTY

I, J. H. Benner, a Justice of the Peace in and for said County and State, do hereby certify that Maude Tillman personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purpose therein expressed. Let the same, with this certificate, be registered.

Witness my hand and private seal, this 9th day of March, 1929.

J. H. Benner J. P.

NORTH CAROLINA, CHATHAM COUNTY

The foregoing certificates of J. H. Benner a J.P. and D.C. Barbee a N. P. of Chatham County, are adjudged to be correct. Let the instrument, with this certificate be registered.

Witness my hand, this 6 day of October, 1956.

J. W. Drake  
Clerk Superior Court

Filed for registration at 10:25 o'clock A.M., on October 6, 1956, and registered.

Lemuel R. Johnson  
Register of Deeds

NORTH CAROLINA  
CHATHAM COUNTY

THIS DEED, made this the 6th day of September, 1956, from ARCHIE P. ANDREWS and wife IMA D. ANDREWS of Chatham County, State of North Carolina, parties of the first part, to ALEX G. DUNN and wife, NANCY W. DUNN of Chatham County, State of North Carolina, parties of the second part;

W I T N E S S E T H:

That the said parties of the first part in consideration of TEN DOLLARS (\$10.00) and other valuable considerations to them paid by the said parties of the second part, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do bargain, sell, and convey unto the said parties of the second part, their heirs and assigns, a one-half undivided interest in and to those two certain tracts or parcels of land located in the Village of Bonlee, Bear Creek Township, Chatham County, North Carolina, and more particularly described as follows:

"FIRST LOT" - Beginning at a point on the North side of Main Street in the Town of Bonlee inside the side-walk and at the center of the dividing wall and hereinafter described, which said point is 18 feet 5 inches from the Southeast corner of the Dunlap building and running thence with Main Street inside the sidewalk 24 feet 2 inches to a point, which is the center of a dividing wall, which dividing wall is the West wall of the building located upon the lot conveyed; thence with the center line of said wall, about North, 80 feet; thence East 24 feet 2 inches to a point, which point is the center of the dividing wall which is the East wall of the building located upon lot herein conveyed; thence with said center wall about South 80 feet to the beginning, the same being store room No.2 (Counting



from East to West) of the Dunlap Brick Building located within the corporate limits of the Town of Bonlee; AND BEING the same identical property conveyed to A. F. Andrews and others from B.H. Waddell and wife, Lizzie Waddell, by deed dated November 17, 1944, recorded in book J-E, page 537, Chatham County Registry. This is the entire lot and building known as the "Bonlee Hardware Company Building".

For the consideration aforesaid, the parties of the first part do also grant and convey to the parties of the second part an easement to a 10 foot alley, which runs East and West at the North end of said building; the purpose of this easement is to give to the parties of the second part their heirs and assigns; the use of said alley from the North end of said store building, leading East to the public road; this does not give the parties of the second part any easement over said alley leading West from the Said Store building.

"SECOND LOT"- That certain lot and building located thereon known as the "Rice Lot" and being a metal building which is now used as a warehouse by Bonlee Hardware Company. This lot is located on the North side of Main Street and about 200 feet Eastwardly from U.S. Highway No. 421; AND BEING all of the property conveyed to A.F. Andrews and A.G. Dunn by deed from W.T. Rice and others, dated April 13, 1951, recorded in Book K-U, page 314, Chatham County Registry.

This deed conveys only a one-half undivided interest in the above-described real estate.

TO HAVE AND TO HOLD the one-half undivided interest in and to the aforesaid lots or parcels of land and all privileges and appurtenances thereunto belonging to the said parties of the second part and their heirs and assigns forever.

And as to the one-half interest herein convey to the above described "First Tract", the parties of the first part do covenant that they are seized of said premises in fee and have the right to convey the same in fee simple; that the same is free from incumbrances; and that they will warrant and defend the said title to the same against the claims of all persons whatsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals, this 6th day of September, 1956.

Archie F. Andrews (SEAL)  
Ina D. Andrews (SEAL)

NORTH CAROLINA  
CHATHAM COUNTY

I, Robert D. Poe, a Notary Public in and for the County and State aforesaid, do hereby certify that Archie F. Andrews and wife, Ina D. Andrews, personally appeared before me this day and acknowledged the due execution of the foregoing deed of conveyance.

Witness my hand and notarial seal, this 11th day of September, 1956.

Seal: Robert D. Poe, N.P.  
Chatham County, N. C.

Robert D. Poe  
Notary Public  
My commission expires: Aug. 24, 1957

NORTH CAROLINA  
CHATHAM COUNTY

The foregoing certificate of Robert D. Poe a Notary Public of Chatham County, North Carolina, is adjudged to be correct.

Let the instrument, with the certificates, be registered.

Witness my hand, this 8 day of October, 1956.

Isabelle Campbell  
Deputy Clerk Superior Court

Filed for registration at 1:30 o'clock P.M., on October 8, 1956, and registered.

Lemuel R. Johnson  
Register of Deeds

## Janie Phelps

---

**From:** Brent Purdum <bpurdum@trianglesitedesign.com>  
**Sent:** Tuesday, March 10, 2020 9:02 AM  
**To:** Janie Phelps  
**Subject:** [Ext] FW: DG (rezoning documents)  
**Attachments:** Scan - 2020-03-10.pdf; 20200310080918.pdf

CAUTION: This email originated from outside of the Chatham County network. Do not reply, click links, or open attachments unless you recognize the sender and know the content is safe. When in doubt, please call the sender (do not use the number listed on the email in question).

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Janie,

Attached is the deed for the Dunn property. Please see the lawyer's email below on why the GIS has the deed labeled as 12 E 303. I've also attached the signed Dixon document. I think you should have all the corrected items now. Let me know if missed anything.

Thank you,

Brent

3825 Barrett Drive | Suite 100 | Raleigh, North Carolina 27609  
919.459.2602 direct | 919.459.2600 main | 919.459.2604 facsimile  
919.604.5480 mobile  
gventers@vanguardpg.com | www.vanguardpg.com

-----Original Message-----

**From:** Jordan, Helen <HbJordan@kilpatricktownsend.com>  
**Sent:** Tuesday, March 10, 2020 8:42 AM  
**To:** George Venters <gventers@vanguardpg.com>  
**Cc:** Robertson, Ford <frobertson@kilpatricktownsend.com>  
**Subject:** RE: DG

George,

Attached please find a copy of the deed for the Dunn property into Alex G. and Nancy W. Dunn (parents of Alex and Alvis). Alex and Alvis inherited the property when their mother died in 2012 and father in 2010. Her estate file number was 12 E 303. The property passed through her estate therefore there is not a deed into Alex and Alvis. Let me know if you have any questions.

Helen Jordan

Paralegal

Kilpatrick Townsend & Stockton LLP

Suite 1400 | 4208 Six Forks Road | Raleigh, NC 27609 office 919 420 1742 | cell 919 272 0154 | fax 919 510 6158

hbJordan@kilpatricktownsend.com |

<https://nam10.safelinks.protection.outlook.com/?url=www.kilpatricktownsend.com&data=02%7C01%7Cgventers%40vanguardpg.com%7Cec301eb07e56445f07ca08d7c4f06c86%7C3e8233e2d39648238253c2e155d6801b%7C0%7C0%7C637194409356828118&data=00z0%2Bf6ND6muVj3intAZQv708u5Ncwbe17Xm7HWHMpE%3D&reserved=0>

**EXHIBIT A-1**

**LEGAL DESCRIPTION**

BEGINNING AT A POINT IN THE NORTHERN RIGHT OF WAY OF ELMER MOORE ROAD (SR 2126) AT THE SIGHT TRIANGLE WITH OLD U.S. 421 SOUTH (SR 1116), SAID POINT BEING FURTHER LOCATED N 2°21'09" E A DISTANCE OF 43.43 FEET FROM NGS MONUMENT "BONBENN" (N 690,248.28 FT; E 1,876,876.73 FT); THENCE ALONG THE SIGHT TRIANGLE N 47°48'27" W A DISTANCE OF 31.10 FEET TO THE EASTERN RIGHT OF WAY OF OLD U.S. 421 SOUTH; THENCE FOLLOWING SAID RIGHT OF WAY N 3°09'00" W A DISTANCE OF 267.68 FEET TO A POINT; THENCE TURNING N 86°36'18" E A DISTANCE OF 200.96 FEET TO A POINT; THENCE TURNING S 2°58'56" E A DISTANCE OF 95.75 FEET TO A POINT; THENCE TURNING N 87°49'51" E A DISTANCE OF 69.24 FEET TO A POINT; THENCE TURNING S 3°23'39" E A DISTANCE OF 196.89 FEET TO A POINT IN THE NORTH RIGHT OF WAY OF ELMER MOORE ROAD; THENCE FOLLOWING SAID RIGHT OF WAY S 87°34'50" W A DISTANCE OF 170.27 FEET TO THE POINT AND PLACE OF BEGINNING AND CONTAINING 1.65 ACRES.