

Parcel 61012
Plat Lot # 5

FILED
CHATHAM COUNTY NC
LUNDAY A. RIGGSBEE
REGISTER OF DEEDS

FILED Nov 08, 2016
AT 10:55:18 am
BOOK 01890
START PAGE 0469
END PAGE 0470
INSTRUMENT # 11414
EXCISE TAX (None)

Prepared by Glenn B. Lassiter, Jr., Attorney, POBox 1460, Pittsboro, NC 27312
Return to: Grantee at Below Address

No Revenue

NORTH CAROLINA QUITCLAIM DEED

THIS DEED made this 9th day of September, 2016, by and between

GRANTOR: KENNETH DWAYNE CAMPBELL and wife,
ANGELA CAMPBELL, who joins to convey her marital interest;
1447 Vernie Phillips Road, Bear Creek, NC 27207
and

GRANTEE: CAMPBELL PAINT & BODY, LLC
Post Office Box 218
Goldston, NC 27252

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 the sum of one dollar and other good, valuable, and sufficient consideration to him in hand paid by the Grantee, the receipt of which is hereby acknowledged, has remised and released and by these presents does remise, release, convey and forever quitclaim unto the Grantee, his heirs and/or successors and assigns, all right, title, claim and interest of the Grantor in and to those certain lots or parcels of land situated in, Chatham County, North Carolina and more particularly described as:

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND PREVIOUSLY TRANSFERRED TO GRANTOR HEREIN [KENNETH] DWAYNE CAMPBELL BY GRANTOR PHILIP A. GLASS SUBSTITUTE TRUSTEE BY INSTRUMENT RECORDED IN BOOK 1853, PAGE 0887, CHATHAM COUNTY REGISTRY, THE DESCRIPTION THEREIN CONTAINED BEING INCORPORATED HEREIN BY REFERENCE FOR A MORE COMPLETE DESCRIPTION.

TO HAVE AND TO HOLD the aforesaid lots or parcels of land and all privileges and appurtenances thereto belonging to 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.

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

Kenneth Dwayne Campbell (SEAL)
Kenneth Dwayne Campbell

Angela Campbell (SEAL)
Angela Campbell

SEAL-STAMP

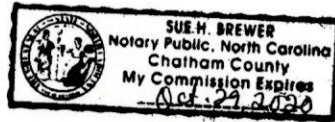
STATE OF NORTH CAROLINA, Chatham County

I, Sue H. Brewer a Notary Public of the County and State aforesaid, certify that **KENNETH DWAYNE CAMPBELL and ANGELA CAMPBELL**, persons known to me or who presented sufficient proof of identification, personally came before me this day and acknowledged the due execution of the foregoing instrument for the purposes stated therein.

Witness my hand and official stamp or seal, this 9th day of September, 2016.

Sue H. Brewer Notary Public

My commission expires: Oct. 29, 2020



FILED
 CHATHAM COUNTY NC
 LUNDAY A. RIGGSBEE
 REGISTER OF DEEDS

FILED Apr 27, 2016
 AT 02:41:07 pm
 BOOK 01853
 START PAGE 0887
 END PAGE 0889
 INSTRUMENT # 03708
 EXCISE TAX \$22.00

Substitute Trustee's Deed

Prepared by :Philip A. Glass
 Attorney at Law
 5540 Centerview Dr., Suite 416
 Raleigh, NC 27606

Return to: Dwayne Campbell
 161 Vernie Phillips Road
 Bear Creek, NC 27207

NORTH CAROLINA

CHATHAM COUNTY

The property is not the primary residence of the Grantor, and Grantor has no knowledge of any foreclosed parties' use of the property. (N.C.G.S. § 105-317.2)

PIN # 9607-00-36-9904

Documentary Stamps – 22.00

THIS DEED, made this 25th day of April, 2016, by Philip A. Glass, Substitute Trustee, of 5540 Centerview Drive, Suite 416, Raleigh, North Carolina, party of the first part, to Dwayne Campbell, 161 Vernie Phillips Road, Bear Creek, North Carolina 27207, party of the second part.

WITNESSETH:

THAT WHEREAS, on March 30, 2009 Ruby J Spann, unmarried, executed and delivered a certain Deed of Trust to First Bank conveying the lands hereinafter described to secure the payment of a note and indebtedness, now held by Violet Portfolio Alpha, LLC as set forth in said Deed of Trust, which Deed of Trust is duly registered in the Office of the Register of Deeds of Chatham County, North Carolina, in Book 1450, Page 1218; and,

WHEREAS, there was default in payment of the indebtedness secured by said Deed of Trust and the covenants and provisions therein contained, and after such default had continued for more than thirty days and on account of such default, the holder and owner of said Deed of Trust and note secured thereby proceeded to foreclose on said Deed of Trust and to sell the real estate therein conveyed and described in accordance with the authority conferred by said Deed of Trust; and

WHEREAS, Teresa C. Nixon, the Trustee named in said Deed of Trust, has declined to act as Trustee and Philip A. Glass was appointed Substitute Trustee in and under said Deed of Trust hereinabove referred to with all the title, rights, powers and duties of Trustee as provided under the Deed of Trust; and

WHEREAS, upon application and request of the holder and owner of said Deed of Trust and note secured thereby, and under and by virtue of the authority conferred by said Deed of Trust, and in accordance with the terms and provisions of the same, and after due advertisement as in said Deed of Trust and by law provided, to wit, once a week for two successive weeks immediately preceding said sale, in The Chatham News-Record, a newspaper published in Chatham County, North Carolina, the date of the last publication

occurring within ten (10) days immediately preceding said sale, the said Philip A. Glass, Substitute Trustee, did on March 16, 2016, at 3:00 p.m., at the Courthouse door, in the City of Pittsboro, Chatham County, North Carolina, expose to public sale the real estate hereinafter described, at which time and place said real estate was bid on by Violet Vernie Phillips Holdings, LLC, the last and highest bidder, for the sum of TEN THOUSAND AND 00/100 Dollars (\$10,000.00); and,

WHEREAS, on March 16, 2016, report of said sale was duly filed in the Office of the Clerk of Superior Court of Chatham County as shown in Special Proceedings File Number 16 SP 7, hereinafter referred to as the "foreclosure file"; and,

WHEREAS, on March 24, 2016, a Notice of Upset Bid was filed by Dwayne Campbell, in the amount of \$10,750.00; and

WHEREAS, said bid remained open for ten days from the date of the filing of said report as required by law, and said bid was not raised and no objection was made to said sale; and,

WHEREAS, said purchaser has complied with the terms of said sale and said purchase price has been paid; and,


WHEREAS, prior to the commencement of the above-referenced foreclosure proceedings, all parties thereto entitled were given notice of the foreclosure sale as by law provided and were afforded the opportunity for a hearing before the Clerk of Superior Court of Chatham County at which they could raise any defense or objection to the foreclosure and sale. Documentation of this Notice and Hearing appears in the foreclosure file in the Office of the Clerk of Superior Court of Chatham County, North Carolina.

NOW, THEREFORE, in consideration of the premises and the sum of TEN THOUSAND SEVEN HUNDRED FIFTY AND 00/100 Dollars (\$10,750.00), paid to the party of the first part by the party of the second part, the receipt of which is hereby acknowledged, and under and by virtue and in execution of the power and authority by said Deed of Trust conferred, the said Philip A. Glass, Substitute Trustee as aforesaid, does hereby bargain, sell and convey unto the said Dwayne Campbell, its successors and assigns, that certain tract or parcel of land lying and being in Chatham County, North Carolina, and more particularly described as follows:

See Legal Description Attached

TO HAVE AND TO HOLD said lands and premises, all privileges and appurtenances thereto belonging unto said party of the second part, its successors and assigns, forever in as full and ample a manner as the said Substitute Trustee as aforesaid is authorized and empowered to convey the same.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

 _____ [SEAL]
PHILIP A. GLASS
Substitute Trustee

North Carolina

Wake County

I, ~~Amber Nichole Hopper~~, a Notary Public for said County and State, do hereby certify that Philip A. Glass, Substitute Trustee, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 20th day of April, 2016.



Notary Public

My commission expires 3-31-20

AMBER NICHOLE HOPPER
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires March 31, 2020

EXHIBIT A

Lying and Being in Gulf Township, Chatham County, North Carolina and being more particularly described as follows:

BEGINNING at an iron stake located in the Southeastern corner of Charlie Jackson, et al, in Lonnie O. Bynum's western line; and running thence with Bynum's and Roy Wicker's Western line, South 5 degrees 24 minutes 13 seconds West 100 feet to an iron stake located in Wicker's line; and running thence North 86 degrees 02 minutes 00 second West 361.90 feet crossing State Road 2189 to an iron stake located in the Eastern right-of-way of Old Johnson Street; thence with the Eastern right-of-way of Old Johnson Street, North 6 degrees 2 minutes 56 seconds East 100 feet to an iron stake located in the Southwestern corner of Charlie Jackson, et al; thence with their line south 86 degrees 02 minutes 18 second East 360.77 feet to an iron stake located in Bynum's Western line and being the point and place of BEGINNING, and containing 0.829 acres, more or less, and being all of Lot 5 together with improvements located thereon, said property being located at Vernie Phillips Road, Goldston, North Carolina

See Plat entitled "Survey for Arthur F. Alston", prepared by Smith & Smith, Surveyors, dated September 15, 1980. See also Plat Book 22, Page 20 and Plat Book 2 at Page 57, Chatham County Registry.

Property Address: 128 Vernie Phillips Road, Goldston, NC 27252

PIN: 9607-00-36-9904

Parcel # 9599
Plat Lots # 6 + # 7

FILED
CHATHAM COUNTY NC
LUNDAY A. RIGGSBEE
REGISTER OF DEEDS

FILED Nov 08, 2016
AT 10:55:52 am
BOOK 01890
START PAGE 0471
END PAGE 0472
INSTRUMENT # 11415
EXCISE TAX (None)

Prepared by Glenn B. Lassiter, Jr., Attorney, POBox 1460, Pittsboro, NC 27312
Return to: Grantee at Below Address

No Revenue

NORTH CAROLINA QUITCLAIM DEED

THIS DEED made this 26th day of September, 2016, by and between

GRANTOR: CAMCO HOLDINGS, INC.
Post Office Box 218, Goldston, NC 27252

and

GRANTEE: CAMPBELL PAINT & BODY, LLC
Post Office Box 218, Goldston, NC 27252

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 the sum of one dollar and other good, valuable, and sufficient consideration to him in hand paid by the Grantee, the receipt of which is hereby acknowledged, has remised and released and by these presents does remise, release, convey and forever quitclaim unto the Grantee, his heirs and/or successors and assigns, all right, title, claim and interest of the Grantor in and to those certain lots or parcels of land situated in, Chatham County, North Carolina and more particularly described as:

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND PREVIOUSLY TRANSFERRED TO GRANTOR BY DEED RECORDED AT BOOK 1678, PAGE 669, CHATHAM COUNTY REGISTRY, AND AS CORRECTED BY AFFIDAVIT AT BOOK 1694, PAGE 0350 CHATHAM COUNTY REGISTRY, THE DESCRIPTION CONTAINED THEREIN BEING INCORPORATED HEREIN BY REFERENCE FOR A MORE PARTICULAR DESCRIPTION OF SAID TRACT OR PARCEL.

BK 1890 PG 0472

TO HAVE AND TO HOLD the aforesaid lots or parcels of land and all privileges and appurtenances thereto belonging to 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.

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

CAMCO HOLDINGS, INC. by

Kenneth Dwayne Campbell (SEAL)
Kenneth Dwayne Campbell, President

SEAL-STAMP

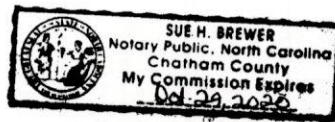
STATE OF NORTH CAROLINA, Chatham County

I, Sue H. Brewer a Notary Public of the County and State aforesaid, certify that **KENNETH DWAYNE CAMPBELL** a person known to me or who presented sufficient proof of identification, personally came before me this day and acknowledged the due execution of the foregoing instrument for the purposes stated therein as President of the Grantor, as a duly authorized act of the foregoing corporation as approved by the Board of Directors thereof, acting under the duly adopted by-laws of said corporation.

Witness my hand and official stamp or seal, this 26th day of September, 2016.

Sue H. Brewer Notary Public

My commission expires: Oct. 29, 2020



1694
0350

Parcel 9599

FILED
 CHATHAM COUNTY NC
 TREVA B. SEAGROVES
 REGISTER OF DEEDS

FILED	Jun 28, 2013
AT	08:47:58 am
BOOK	01694
START PAGE	0350
END PAGE	0351
INSTRUMENT #	07573
EXCISE TAX	(None)

BOOK 1694 PAGE 0350

AFFIDAVIT OF CORRECTION OF TYPOGRAPHICAL OR OTHER MINOR ERROR
[N.C.G.S. 47-36.1]

Prepared by: Zacchaeus Legal Services
& Return To: P.O. Box 25, Trenton, NC 28585

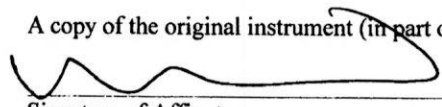
Each undersigned Affiant, jointly and severally, being first duly sworn, hereby swears or affirms that the Commissioner's Deed recorded on April 8, 2013 in Book 1678, Page 669, Chatham County Registry, by and between Mark D. Bardill, Commissioner, Grantor and Cameo Holdings, Inc., Grantee, contained the following typographical or other minor error:

In the first sentence of the first page, the Grantee was incorrectly shown as Cameo Holdings, Inc. and it should be Camco Holdings, Inc. In the first sentence of the third paragraph, the Grantee was incorrectly shown as Cameo Holdings, Inc. and it should be Camco Holdings, Inc. The first sentence of the fourth paragraph, the Grantee was incorrectly shown as Cameo Holdings, Inc. and it should be Camco Holdings, Inc. In the first sentence of the fifth paragraph the the Grantee was incorrectly shown as Cameo Holdings, Inc. and it should be Camco Holdings, Inc.

Affiant is knowledgeable of the agreement and the intention of the parties in this regard. Affiant is the (check one)

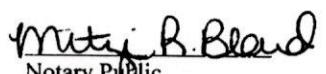
- Drafter of original instrument being corrected
- Closing attorney for transaction involving instrument being corrected
- Attorney for grantor/mortgagor named above in instrument being corrected
- Owner of the property described in instrument being corrected
- Other (Explain: _____)

A copy of the original instrument (in part or in whole) is not attached.



Signature of Affiant
Print or Type Name: Mark D. Bardill, Commissioner

State of North Carolina, County of Craven
Signed and sworn to (or affirmed) before me, this 26
day of June, 2013.

My Commission Expires:
02/12/2017 
Notary Public



1678
0669.

Parcel 9599

FILED
CHATHAM COUNTY NC
TREVA B. SEAGROVES
REGISTER OF DEEDS

FILED Apr 08, 2013
AT 11:26:03 am
BOOK 01678
START PAGE 0669
END PAGE 0670
INSTRUMENT # 04071
EXCISE TAX \$9.00

BOOK 1678 PAGE 0669

Prepared by: Zacchaeus Legal Services

Revenue Stamps \$9.00

Return to: Zacchaeus Legal Services, P.O. Box 25, Trenton, NC 28585

STATE OF NORTH CAROLINA

COMMISSIONER'S DEED

COUNTY OF CHATHAM

ID# 0009599

This deed, made this 27th day of March, 2013, by MARK D. BARDILL, Commissioner, to Cameo Holdings, Inc. of 1447 Vernie Phillips Road, Bear Creek, Chatham County, North Carolina 27207-9509.

WITNESSETH:

That whereas the said MARK D. BARDILL was appointed Commissioner under an order of the District Court, in the tax foreclosure proceeding entitled Chatham County versus Kimberly Headen a/k/a Lakimbrelle Headen-Street and spouse, if any, et al, File No. 08-CVD-558; and said MARK D. BARDILL was directed by said Order as Commissioner to sell the land hereinafter described at public sale after due advertisement according to law; and

Whereas, the said MARK D. BARDILL, Commissioner, did on the 18TH day of February, 2013, offer the land hereinafter described at a public sale at the Chatham County Courthouse door, in Pittsboro North Carolina, and then and there the said Cameo Holdings, Inc. became the last and highest bidder for said land for the sum of \$4,200.00; and no upset or increased bid having been made within the time allowed by law, and said sale having been confirmed by said Court, and said MARK D. BARDILL, Commissioner, having been ordered to execute a deed to said purchaser upon payment of the purchase money;

Now, therefore, for and in consideration of the premises and the sum of \$4,200.00, receipt of which is hereby acknowledged, the said MARK D. BARDILL, Commissioner, does by these presents, hereby bargain, sell, grant, and convey to the said Cameo Holdings, Inc., and their successors, heirs and assigns that certain parcel or tract of land, situated in Gulf Township, Chatham County, North Carolina, and described as follows:

All that certain tract or parcel of land in Gulf Township, Chatham County, North Carolina, and more particularly described as follows: Designated as Lots 6 and 7 according to a survey and plat prepared by B.A. Phillips, November of 1916, for the Down Home Auction Company, recorded in Plat Book 22, Page 27, Chatham County Registry.

Subject to restrictive covenants and easements of record.

Parcel Number: 0009599

To have and to hold the aforesaid tract of land, to the said Cameo Holdings, Inc., and their successors, heirs and assigns forever, in as full and ample manner as said MARK D. BARDILL, Commissioner as aforesaid, is authorized and empowered to convey the same.

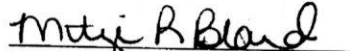
In witness whereof, the said MARK D. BARDILL, Commissioner, hath hereunto set his hand and seal.


MARK D. BARDILL, Commissioner (SEAL)

NORTH CAROLINA
CRAVEN COUNTY

I, Mitzi R. Bland of said County, do hereby certify that MARK D. BARDILL, Commissioner, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed.

Witness my hand and official seal this the 27 day of March, 2013.


Notary Public

My commission expires: 02/12/2017

