

1773  
0072

FILED  
CHATHAM COUNTY NC  
LUNDAY A. RIGGSBEE  
REGISTER OF DEEDS

FILED Dec 04, 2014  
AT 12:06:55 pm  
BOOK 01773  
START PAGE 0072  
END PAGE 0073  
INSTRUMENT # 11795  
EXCISE TAX \$1,040.00

BOOK 1773 PAGE 0072

Revenue Stamps: \$1040.00

Parcel: 0002759

Prepared by: Chad Wesley Riggsbee, Attorney at Law, P.O. Box 147, Pittsboro, NC 27312  
Return after Recordation to Grantee at: 37 Duck Bill Trail, Pittsboro, NC 27312  
Description for the Index: 9555 U.S. 15-501 North, Chapel Hill, NC 27517

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 4th day of December, 2014, by and between

**GRANTORS: BAXTER and WATSON LTD, LLC**  
A North Carolina Limited Liability Company

**GRANTEE: DFS Properties, LLC**  
37 Duck Bill Trail  
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 those certain lots or parcels of land situated in Chatham County, North Carolina, and more particularly described as:

**BEGINNING** at an iron pipe marked control corner, which iron pipe is located in the western right of way on US 15-501 said iron pipe being located approximately South 09 degrees 35 minutes 48 seconds East approximately 421.56 feet from the centerline intersection of US 15-501 and N.C.S.R. 1719 and running thence from said point and place of beginning South 88 degrees 55 minutes 32 seconds West 434.93 feet to an existing iron pipe in the line of now or formerly Pegg; thence with the line of now or formerly Carl Pegg North 08 degrees 19 minutes 7 seconds East 258.29 feet to an iron pipe, corner with Edmiston; thence with the line of Edmiston, North 89 degrees 54 minutes East 355.55 feet to an iron pipe, corner with Edmiston in the western right of way of US 15-501; thence South 9 degrees 35 minutes 48 seconds East 251.56 feet to the point of **BEGINNING**, and containing 2.285 acres, more or less, as more particularly described on that plat of survey entitled "Property of Floyd Coleman and Kenneth B. Hoyle," dated January 8, 1985 and

prepared by Van R. Finch, Land Surveyors, reference is also hereby made to plat recorded in Plat Book 33, Page 59, Chatham County (NC) Registry.

The property herein described was acquired by Grantor by instrument in Book 1660, Page 84, Chatham County Registry. This property is not the personal residence of Grantor.

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

And the Grantor covenant 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: Restrictions, rights of way and easements of record.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed and sealed this the day and year first above written.

**BAXTER AND WATSON LTD, LLC**  
**A North Carolina Limited Liability Company**

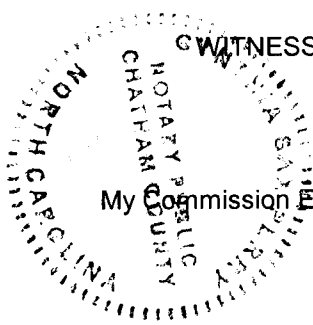
By: *Kenneth B. Hoyle* (SEAL)  
KENNETH B. HOYLE, Member/Manager

*Floyd W. Coleman* (SEAL)  
FLOYD W. COLEMAN, Member/Manager

NORTH CAROLINA  
Chatham COUNTY

I, *Cynthia Sax Perry*, a Notary Public in and for said County and State, do hereby certify that KENNETH B. HOYLE and FLOYD W. COLEMAN personally appeared before me this day and acknowledged their due execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and notarial seal, this the 20<sup>th</sup> day of November, 2014.



*Cynthia Sax Perry*  
Notary Public

My Commission Expires: 5/26/2016