

FILED	Aug 24, 2021
AT	02:39:32 PM
BOOK	02240
START PAGE	0676
END PAGE	0683
INSTRUMENT #	13117
EXCISE TAX	\$3,400.00

Excise Tax \$3,400

This deed was prepared by Bradshaw Robinson Slawter LLP, Post Office Box 607, Pittsboro, NC 27312
(WITHOUT TITLE EXAMINATION)
Return to Grantee

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 24th day of August, 2021, by and between

GRANTOR:

JAMES A. OLDHAM, unmarried,

ERIC F. OLDHAM, unmarried,

**MILDRED OLDHAM BOLICK and husband,
KEITH BOLICK, and**

**JOHN SLATE OLDHAM and wife,
ELLA S. OLDHAM**

100 Tartan Court
Garner, North Carolina 27529

and

GRANTEE:

**CHAPEL OAKS DEVELOPERS, LLC,
a North Carolina limited liability company**

6131 Falls of Neuse Road, Suite 200,
Raleigh, North Carolina 27609

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.

James A. Oldham, Eric F. Oldham, and Mildred Oldham Bolick and Keith Bolick join in this conveyance to convey their interests in Tract One, Tract Two, and Tract Three. James A. Oldham, Mildred Oldham Bolick and husband, Keith Bolick, and John Slate Oldham and wife, Ella S. Oldham join in this conveyance to convey their interests in Tract Four. The aforementioned Tract One, Tract Two, Tract Three, and Tract Four are defined on the Exhibit A attached hereto. Eric F. Oldham joins in this deed to convey his interests in Tracts One, Two and Three and does not offer any warranties with respect to Tract Four. John S. Oldham and wife, Ella S. Oldham join in this deed only to convey their interest in Tract Four and do not offer any warranties with respect to Tracts One, Two, and Three.

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

**SEE EXHIBIT A ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE**

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

- (1) Lien of ad valorem taxes for the year 2022, not yet due and payable.
- (2) Utility easements of record.
- (3) Zoning, municipal land use rules, regulations, ordinances and statutes.

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

The property described herein is not the primary residence of the Grantor.

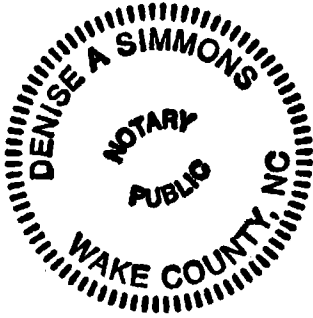
(remainder of page intentionally left blank; signature pages to follow)

James A Oldham (SEAL)
JAMES A. OLDHAM

Wake County, State of 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: JAMES A. OLDHAM

Date: August 23, 2021



(Seal)

Denise A Simmons
Signature of Notary Public

Denise A Simmons
Printed Name of Notary Public

My commission expires: 11/01/2022

(remainder of page intentionally left blank; signature pages to follow)

Eric F. Oldham

(SEAL)

ERIC F. OLDHAM

Durham County, State of 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: ERIC F. OLDHAM

Date: August 20, 2021

Janel Smith

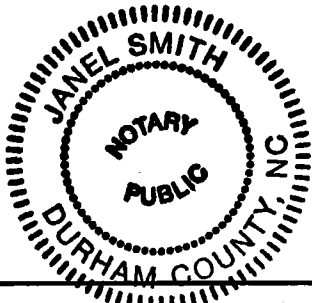
Signature of Notary Public

Janel Smith

Printed Name of Notary Public

My commission expires: 5/2/2026

(Seal)



(remainder of page intentionally left blank; signature pages to follow)

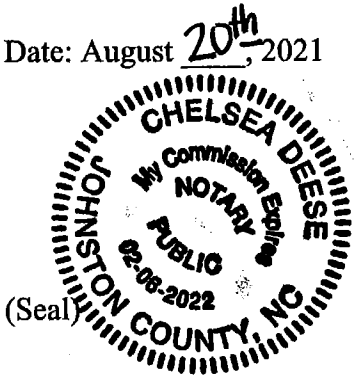
Mildred Oldham Bolick (SEAL)
MILDRED OLDHAM BOLICK

Keith Bolick (SEAL)
KEITH BOLICK

Wake County, State of NC

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: MILDRED OLDHAM BOLICK; KEITH BOLICK

Date: August 20th, 2021



Chelsea Deese
Signature of Notary Public

Chelsea Deese
Printed Name of Notary Public

My commission expires: FEBRUARY 6, 2022

(remainder of page intentionally left blank; signature page to follow)

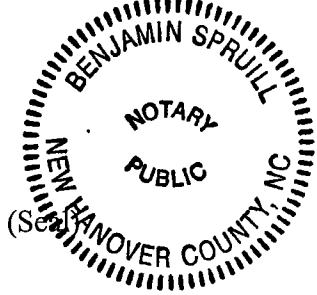
John Slate Oldham (SEAL)
JOHN SLATE OLDHAM

Ellen S. Oldham (SEAL)
ELLA S. OLDHAM

New Hanover County, State of 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: JOHN SLATE OLDHAM; ELLA S. OLDHAM

Date: August 19, 2021



Benjamin Spruill
Signature of Notary Public

Benjamin Spruill
Printed Name of Notary Public

My commission expires: December 30, 2024

(remainder of page intentionally left blank; Exhibit A to follow)

EXHIBIT A
TO NORTH CAROLINA SPECIAL WARRANTY DEED BETWEEN
JAMES A. OLDHAM, ERIC F. OLDHAM, MILDRED OLDHAM BOLICK AND HUSBAND,
KEITH BOLICK, AND JOHN SLATE OLDHAM AND WIFE, ELLA S. OLDHAM (“Grantor”)
and
CHAPEL OAKS DEVELOPERS, LLC,
A NORTH CAROLINA LIMITED LIABILITY COMPANY (“Grantee”)

Tract One: BEGINNING at an iron stake in the western right-of-way line of State Road #1724, corner with the property of Flossie Mann; running thence along and with the western right-of-way line of said State Road along a curve with a radius of 550.87 feet, a distance of 319.36 feet to a point, corner with J.B. Oldham lands; running thence North 87° 30' West 170.50 feet to an iron pipe, corner with Flossie Mann property; running thence with the eastern property line of said Flossie Mann North 1° 12' West 254.0 feet to an iron stake, the point and place of BEGINNING, and containing 0.424 acres, and being Area “A” as shown on the survey of the lands of J.B. Oldham and Ester Ausley by William G. Joyner, Registered Land Surveyor dated the 17th day of May, 1977, to which said plat reference is hereby made for a more particular description.

The property hereinabove described was acquired by instrument recorded in Book 405, Page 327, Chatham County Registry.

This property is known as Chatham County parcel #18659.

Tract Two: ALL that certain tract or parcel of land containing 0.956 acres, more or less, and being all of Tract No. 1 as more particularly shown upon that plat entitled “Property Survey for Margaret Oldham Glosson,” Williams Township, Chatham County, North Carolina, dated June 27, 1985 by Smith & Smith Surveyors, which plat is recorded in Plat Cabinet A, Slide 365, Chatham County Registry, and to which plat reference is hereby made for a more particular and complete description; TOGETHER WITH an easement for purposes of ingress, egress and regress over and upon the above described property and for installation and maintenance of utilities thirty (30) feet in width running from the above described property in a generally easterly direction to NCSR #1724, said easement being more particularly defined and described according to plat above referenced in Plat Cabinet A, Slide 365, Chatham County Registry. Reference is made to said plat for a more particular and complete description of said easement. Said easement shall be perpetual and appurtenant.

The property hereinabove described was acquired by instrument recorded in Book 846, Page 685, Chatham County Registry.

This property is known as Chatham County parcel #60646.

Tract Three: That certain tract of land situate in Williams Township, Chatham County, N.C., BEGINNING at a poplar on the Northwest corner of Lot No. 1 (of the J.A. Oldham Lands) thence 87 ½ East 100 poles to Stone in Ausley’s line; thence South (North 9 degrees East) 58 poles to Stone pile; thence West (South 87 ½ degrees East) 100 poles to Sweet Gum pointer on Branch; thence N. 9 degrees E. 58 poles to the first station, containing by estimate 36 acres, and being Lot No. 1, as surveyed by R.B. Clegg.

SAVE AND EXCEPT all of that certain tract or parcel of land containing 0.956 acres, more or less, and being all of Tract No. 1 as more particularly shown upon that plat entitled "Property Survey for Margaret Oldham Glosson," Williams Township, Chatham County, North Carolina, dated June 27, 1985 by Smith & Smith Surveyors, which plat is recorded in Plat Cabinet A, Slide 365, Chatham County Registry, and to which plat reference is hereby made for a more particular and complete description

The property hereinabove described was acquired by J.B. Oldham by deed recorded at Book I-O, Page 395, Chatham County Registry. The Last Will & Testament of J.B. Oldham devised the property to James A. Oldham, Eric Oldham, and Mildred Oldham Bolick.

The property is known as Chatham County parcel #18661.

Tract Four: BEGINNING at a point, said point being South 07 degrees 34 minutes 54 seconds West 846.12 feet from the northwesternmost point of that certain tract of land as shown on that plat and survey entitled "A Recombination of the Property of John A. Oldham and wife, Frances Oldham", by Ayers Surveying, dated Jan. 21, 1993, and recorded in Plat Book 94, page 71, Chatham County Registry and noted as the "Control Corner" on this referenced plat and survey; running thence from the point and place of beginning North 87 degrees 30 minutes West 1,650 feet to a point on a branch; running thence along and with the said branch in a southeasterly direction to now or formerly Cole Lands; thence North 73 degrees East 1,419 feet; thence South 53 degrees East 699.6 feet to an iron stake, corner with that certain land conveyed to Gerald M. Oldham et ux; running thence along and with his western line North 07 degrees 57 minutes East 1185.89 feet to a point in the center of a private drive; thence along and with the center of said private drive North 85 degrees 57 minutes 24 seconds West 257.94 feet; North 65 degrees 38 minutes 09 seconds West 134.70 feet to a point; running thence along a new line South 61 degrees 06 minutes 59 seconds West 454.30 feet, said line being the southern line of that certain tract as shown on the above referenced plat and survey; running thence South 07 degrees 34 minutes 54 seconds West 155.88 feet to the point and place of BEGINNING, and containing 41.715 acres, more or less, AND BEING the southern portion of that land conveyed to Grantor herein by that certain deed recorded in Book 500, Page 73, Chatham County Registry.

Grantor hereby reserves an easement for itself, its heirs, successors, and assigns across that private roadway known as "Big Rock Drive" which leads from NCSR #1724 and is more particularly shown on Plat Slide 99-442, Chatham County Registry, as the "Proposed 30' Private Easement". Said easement shall be for ingress, egress, regress, for the maintenance and improvement of the roadway, and for the installation, operation, maintenance, repair and replacement of utilities.

The property hereinabove described was acquired by instrument recorded in Book 1492, Page 1149, Chatham County Registry.

The property is known as Chatham County parcel #61553.