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BOOK 01934
START PAGE 0972
END PAGE 0975
INSTRUMENT # 07805
EXCISE TAX \$460.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 460.00

Tax Lot No. 0005837

Parcel Identifier No.: 9688 00 55 4972

Mail after recording to: Samuel T. Oliver, Jr., Manning, Fulton & Skinner, P.A.
P. O. Box 20389, Raleigh, NC 27619-0389

This instrument was prepared by: Samuel T. Oliver, Jr. of Manning, Fulton & Skinner, P.A.
P. O. Box 20389, Raleigh, NC 27619-0389

Brief description for the Index: 276 Top Chord Way, New Hill

THIS DEED made this 11th day of July, 2017 by and between

GRANTOR	GRANTEE
RICHARD ALFRED SIEGE , unmarried	HOLMES COLE MILL, LLC , a North Carolina limited liability company
112 Canterbury Rd. Southern Pines, NC 28387	100 Europa Center, Suite 550 Chapel Hill, NC 27517

The property conveyed by this instrument does not include 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 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

Submitted electronically by "Manning Fulton & Skinner, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Chatham County Register of Deeds.

the Grantee in fee simple, all that certain lot or parcel of land situated in Cape Fear Township, Chatham County, North Carolina and more particularly described as follows:

See **Exhibit A** attached hereto.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1002, page 58, Chatham County Registry.

A map showing the above described property is recorded in Plat Book _____, 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 taxes. Enforceable easements, covenants, rights-of-way and restrictions of record as of the date of recording hereof.

[remainder of page intentionally left blank]

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

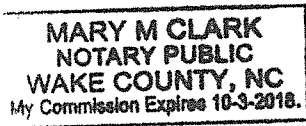
Richard Alfred Siege
Richard Alfred Siege, unmarried

STATE OF NORTH CAROLINA:

COUNTY OF WAKE

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Richard Alfred Siege.

Witness my hand and official seal, this the 11th day of July, 2017.



Mary M. Clark
Notary Public
Type/Print Name: Mary M. Clark
My Commission expires: October 3, 2018

EXHIBIT A

FIRST TRACT: BEGINNING at an iron stake in the Eastern line of the right of way of New U.S. Highway No. 1 G. M. Womble's corner and running thence as Womble's line South 24 degrees 12 minutes East 314.3 feet to an iron stake, Womble's corner in J. W. Bland's line; thence as said Bland's line, North 86 degrees 25 minutes West, 640 feet to an iron stake in the Eastern line of said U.S. Highway No. 1; thence as the Eastern line of said Highway the following courses and distances; North 60 degrees 05 minutes East 119.7 feet, North 64 degrees 42 minutes East 94.2 feet, North 69 degrees 34 minutes East, 143.4 feet; North 74 degrees 34 minutes East 100 feet; North 79 degrees 34 minutes East, 50 feet and North 33 degrees 33 minutes East 74.2 feet to the point of BEGINNING, containing two acres, more or less. For further reference see Book 346, at Page 440.

SECOND TRACT: BEGINNING at a stake on the East Bank of the Haw River corner of Lot No. 1 in the division of the lands of the late Will Moore, and running thence along the East Bank of the Haw River South 19 degrees East 358 feet to a stake, corner of Lot No. 3; thence South 87 degrees 30 minutes East 7160 feet to a stake on the West Bank of Shaddocks Creek, corner of Lot No. 3; thence up the various courses of said creek in a Northern direction to a stake, corner of Lot No. 1; thence North 87 degrees 30 minutes West 7360 feet to the BEGINNING, containing 50 acres, more or less. For further reference see Book 346, at Page 440.

EXCEPTION: There is excepted from the above described property, the following described tract as appears of record in Book 302, at Page 96:

BEING that portion of the lands formerly owned by John W. Bland; deceased, which lies North of New U.S. Highway No. 1, and West of Pea Ridge Road, and bounded on the North by G. M. Womble, on the South by Moore and said Highway No. 1 and on the West by Haw River, and BEGINNING at an iron pipe on the East Bank of Haw River, G. M. Womble's Southwestern corner, and running thence along said Womble's line South 87 degrees 30 minutes East 2600 feet, more or less, to an iron pipe in the Northern line of the right-of-way of U.S. Highway No. 1; thence along the line of said highway South 75 degrees 20 minutes West approximately 1300 feet to an iron pipe, Moore's corner; thence along said Moore's line North 87 degrees 30 minutes West, approximately 1335 feet to an iron pipe on the East Bank of Haw River; thence along the East Bank of said River (Traverse line of North 19 degrees West) 358 feet to the point of BEGINNING.