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INSTRUMENT #	02359
EXCISE TAX	\$400.00

Prepared by Robert Gilleland – mail to Grantee
NO TITLE SEARCH PERFORMED – NO TAX ADVICE
DEED PREPARATION ONLY AT REQUEST OF GRANTOR
NO SETTLEMENT SERVICES PROVIDED
STAMPS \$ 400.00

STATE OF NORTH CAROLINA)
COUNTY OF CHATHAM)

GENERAL WARRANTY DEED

THIS DEED, made this 10th day of February, 2021, by and between
TERESA W. YARBOROUGH and spouse, **DAVID M. YARBOROUGH**, 10 Raccoon Court,
Sanford, NC 27330, hereinafter called GRANTOR, to **HOLMES COLE MILL, LLC**, a North
Carolina limited liability company, 100 Europa Drive, Suite 550, Chapel Hill, NC 27517,
hereinafter called GRANTEE;

W I T N E S S E T H, that the Grantor, in consideration of TEN DOLLARS and other
valuable considerations to them paid by the Grantee, the receipt of which is hereby
acknowledged, have bargained and sold and by these presents do bargain, sell and convey unto
the Grantee in fee simple, all that certain tract or parcel of land situated in Cape Fear Township,
Chatham County, North Carolina, more particularly described as follows:

See attached Exhibit "A for legal description of the property conveyed.

(**Pea Ridge Road, New Hill, NC 27562 – Parcel #0079837 Chatham County Tax
office**)

The above property was conveyed to the Grantor by deed recorded in Book 1625, page
927, Chatham County Registry.

All or a portion of the property herein conveyed does/does not include the primary
residence of a Grantor.

residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the Grantee, and the Grantee's heirs, successors and/or assigns, in fee simple forever. And the Grantor covenants with the Grantee, that Grantor is seized of said 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 to the same, against the lawful claims of all persons whomsoever, except for any exceptions as may be hereinafter stated: All such public utility easements or rights-of-way, if any, as may serve, cross, encroach upon, or otherwise affect the property herein conveyed; all such zoning ordinances and other governmental regulations, if any, as may apply to the property herein conveyed; all matters which would be revealed by a current and accurate survey of the property herein conveyed.

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

Teresa W. Yarborough (SEAL)
Teresa W. Yarborough
David M. Yarborough (SEAL)
David M. Yarborough

NORTH CAROLINA, LEE COUNTY

I, Robert B. Gilleland, a Notary Public do hereby certify that **Teresa W. Yarborough** and **David M. Yarborough** personally appeared before me this day and acknowledged that he/she signed the foregoing instrument.

Witness my hand and notarial seal, this the 10th day of February, 2021.

Robert B. Gilleland
Notary Public

My commission expires: 12/20/2024



EXHIBIT A

Property Description

TRACT TWO: BEGINNING at an iron stake in the eastern line of the right of way of new U. S. Highway No. 1, common corner of G. M. Womble and DeWitt Bland and running thence South 85 degrees 40 minutes East 3408.6 feet to a stake in the center of Shaddox Creek; running thence down the course of Shaddox Creek South 0 degrees 23 minutes East 234 feet to a point in the center of Shaddox Creek, iron stake on the West bank, J. W. Bland's corner; running thence with the line of J. W. Bland, North 86 degrees 25 minutes West 3278.3 feet to an iron stake, DeWitt Bland's corner in the line of J. W. Bland; running thence with the line of DeWitt Bland North 24 degrees 12 minutes West 314.3 feet to the point of beginning, containing 19.59 acres, more or less as shown on map entitled "Mrs. Annie Moore Bland Estate" dated May 30, 1958, by Charles William Roberts, Registered Land Surveyor. See first tract in Book 251, page 571.