

FILED Feb 20, 2018  
AT 01:02:15 PM  
BOOK 01972  
START PAGE 0584  
END PAGE 0587  
INSTRUMENT # 01563  
EXCISE TAX \$56.00

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$56.00

Parcel Identifier No. 0005518 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Mann, McGibney & Jordan, PLLC, 621 W. Jones Street, Raleigh, NC 27603

This instrument was prepared by: Mann, McGibney & Jordan, PLLC, 621 W. Jones Street, Raleigh, NC 27603

Brief description for the Index: Lot 2

THIS DEED made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between

GRANTOR

GRANTEE

Kay H. Hinsley and William F. Hinsley, a married couple and  
Carolyn Messenger, unmarried and  
Sharon Baker and Wade Baker, a married couple  
5705 Old US 1  
Moncure, NC 27559

George Russell Anderson and Tonya Renee Anderson, a married  
couple  
5749 Old US 1  
Moncure, NC 27559

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 that certain lot, parcel of land or condominium unit situated in the City of Moncure, \_\_\_\_\_ Township, Chatham County, North Carolina and more particularly described as follows:

BEING all of Lot 2 on the plat map entitled "Exempt Subdivision Survey for KAY H. HINSLEY, SHARON BAKER & CAROLYN MESSENGER" at Book of Maps 2017, Page 211, Chatham County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 984 page 60.

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

A map showing the above described property is recorded in Plat Book 2017 page 211.

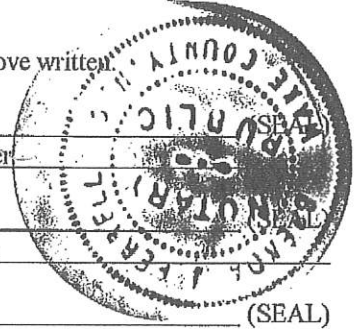
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

\_\_\_\_\_  
(Entity Name)

Sharon Baker  
Print/Type Name: Sharon Baker

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_

Wade Baker  
Print/Type Name: Wade Baker



By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_

\_\_\_\_\_  
Print/Type Name: \_\_\_\_\_ (SEAL)

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_

\_\_\_\_\_  
Print/Type Name: \_\_\_\_\_ (SEAL)

State of North Carolina County of Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that Sharon Baker and Wade Baker personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 15<sup>th</sup> day of February, 2018

My Commission Expires: 1-23-22

Brenda J. Ferrell  
Notary Public

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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

\_\_\_\_\_  
 (Entity Name) Kay H. Hinsley (SEAL)  
 Print/Type Name: Kay H. Hinsley

By: \_\_\_\_\_  
 Print/Type Name & Title: \_\_\_\_\_ William F. Hinsley (SEAL)  
 Print/Type Name: William F. Hinsley

By: \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

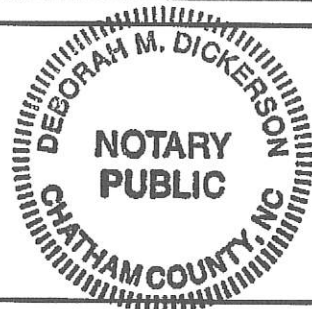
By: \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

State of NC - County of Chatham

I, the undersigned Notary Public of the County and State aforesaid, certify that Kay H. Hinsley and William F. Hinsley personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 15th day of February, 2018.

My Commission Expires: 10/21/20

Deborah M. Dickerson  
Notary Public



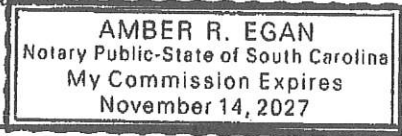
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

\_\_\_\_\_  
(Entity Name) Carolyn Messenger (SEAL)  
Print/Type Name: Carolyn Messenger

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_



State of South Carolina - County of Oconee

I, the undersigned Notary Public of the County and State aforesaid, certify that Carolyn Messenger personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 15<sup>th</sup> day of February, 20 18.

My Commission Expires: November, 14, 2027

Amber R. Egan  
Notary Public

\_\_\_\_\_  
\_\_\_\_\_  
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