

## Skymart Rezoning – Land Descriptions

### Parcel 5333:

BEGINNING at an iron stake S A L by Mrs. Windham's corner; thence with said Windham's line, N. 28 degrees W. 228 feet to a stone said Windham's corner; thence with said Windham's line S. 58 degrees 45 minutes W. 199 feet to a stone said Windham's corner; thence along said Windham's line N. 25 degrees W. 330 feet to an iron stake, said Windham's corner; thence along said Windham's line N. 58 degrees 45 minutes E. 439.6 feet to a stake and pointers J.S. Mann's corner; thence along said Mann's line S. 24 degrees 45 minutes E. 565.5 feet to a stake; thence S. 72 degrees 30 minutes W. 51 feet to an iron stake; S. 31 degrees E. 7 feet to a white oak; thence along S A L by right of way S. 59 degrees W. 174 feet to the beginning, containing 4.58 acres, more or less, according to survey of E.C. Smith dated Oct. 9, 1941.

### Parcel 5517:

BEGINNING at a stake on the North side of U.S. Highway No. 1 in the line of or the corner of Grady Asheworth, and running thence at right angles from said U.S. Highway No. 1 in a Northern direction with the line of Asheworth 150 feet to an iron stake, which iron stake is located on the East side of an old public road; thence at right angles and running in a Western direction parallel with said U.S. Highway No. 1, 403 feet to a stake; thence at right angles in a Southern direction 150 feet to the Northern margin of said highway; thence with the Northern margin of said highway in an Eastern direction 403 feet to the point of Beginning, and the same being all the Eastern portion of that lot conveyed to Mrs. B. TG. Windham from Seaboard Air Line Railway by deed dated November 4, 1946 and recorded November 15, 1946 in Book JO, Page 305, Chatham County Registry.

### Parcel 5520:

#### First Tract

On the west and north by A.M. Tucker, on the east by W.T. Edwards (now Joe Mann), on the south by the Railroad and Jessie King (formerly R.M. Gunter). Beginning at a stone on the north east corner of R. R., Co. lands; thence north seven (7) feet to the center of public road, thence with said road to a stone in W.T. Edwards (now Joe Mann) line twenty-three (23) poles; (This refers to an old road which formerly ran between this Gunter place and Joe Mann's land) thence south fourteen (14) poles to a stone; thence west 12 poles with R.M. Gunter's line to the beginning containing 1/8 one eights of an acre more or less. See Book F.W. at page 503 Chatham County Registry, reference to which is hereby made for a more particular description.

## Second Tract

Beginning at a stone, north corner of the R.R. land; thence nearly east twelve (12) poles to a stone in W.T. Edwards line; thence south 35 degrees west to a stone, in said R. R. Co. line; thence with said line/twelve and one third ( $12 \frac{1}{3}$ ) poles to a stone, the first station, containing ninety-three poles more or less (according to the reading of the old deed). See Book F.W. at page 505. Also see Book J.O. page 181, Chatham County Registry, reference to which is hereby made for a more particular description.

## Parcel 5521:

BEGINNING at an iron pipe in the northern margin of old U.S. Highway No. 1 (S.R. No. 1011) at the southeast corner of the Grady Ashworth (formerly Gunter) land and running thence with the northern margin of said highway, North 59 degrees 43 minutes 47 seconds East 323.23 feet to a concrete marker, the termination of an exit road from U.S. Highway No. 1 (new) and thence with the western margin of said road connecting old U.S. Highway No. 1 with new U.S. Highway No. 1, the following courses and distances North 11 degrees 21 minutes 36 seconds East 46.84 feet; North 35 degrees 59 minutes 15 seconds West 216.47 feet, and thence on with the western margin of said connecting road, 864.93 feet to an iron pipe, the southeast corner of the Windham lands, now owned by Lisk; thence leaving said connecting road and running South 59 degrees 35 minutes 32 seconds West 201.95 feet to an existing iron pipe, a corner of the Holt lands in the line of the Windham lands; thence South 24 degrees 42 minutes 56 seconds East (with Holt line) 566.56 feet to an existing iron pipe in the line of the Ashworth land; thence North 72 degrees 44 minutes 56 seconds East 109.80 feet to a white oak tree; thence North 19 degrees 8 minutes 22 seconds East 164.83 feet to an existing iron stake; thence South 3 degrees 15 minutes West 249.87 feet to the point of beginning and containing 5.46 acres more or less and being a portion of the lands shown upon the plat of Joe S. Mann lands which appears of record in Plat Book 1, Page 43, Chatham County Registry; and

BEING all of Tract 2 containing 4.000 acres as shown on map entitled "Recombination Survey for Kay Howard Hinsley and husband, William F. Hinsley and Hardip Singh Dhillon and wife, Gurminder Kaur Dhillon" by Smith and Smith Surveyors, dated February 20, 2003 and recorded in Plat Slide 2003-97, Chatham County Registry.

Chatham County, North Carolina  
REBA G. THOMAS Register of Deeds

The foregoing certificate(s) of  
ANGELA S MCMAHON  
MARVIN B ROSS  
KATHRYNA SWARTLEY

notary/notaries public  
is/are certified to be correct.  
*Reba G Thomas*  
Assistant - Register of Deeds

Chatham County 01-13-2004  
NORTH CAROLINA  
Real Estate  
Excise Tax \$60.00

FILED Jan 13, 2004  
AT 04:30:54 pm  
BOOK 01080  
START PAGE 0077  
END PAGE 0080  
INSTRUMENT # 00530

PREPARED BY: LUNDAY A. RIGGSBEE, ATTORNEY AT LAW, P.O. BOX 754, PITTSBORO, NC  
RETURN TO: GRANTEES, 5875 OLD US 1, NEW HILL, NC 27562  
Revenue: \$60.00

NORTH CAROLINA GENERAL WARRANTY DEED

This Deed made this ~~27th~~ day of DECEMBER, 2003, by and between LENA STONE, INDIVIDUALLY AND AS ADMINSTRATOR OF THE JIM D. SANDERFORD ESTATE AND PEGGY LANGDON, ADMINSTRATOR OF THE JIM D. SANDERFORD ESTATE; JACK SANDERFORD, SINGLE; ROSE HOUSE AND HUSBAND, ROBERT HOUSE; PHYLLIS GULLIE AND ELTON GULLIE, A MARRIED COUPLE; PAUL SANDERFORD AND FRANCES SANDERFORD, A MARRIED COUPLE; JOE SANDERFORD, SINGLE; LONNIE ALEX SANDERFORD AND MYRTLE G. SANDERFORD, A MARRIED COUPLE; GRANTORS, TO HARDIP DHILLON AND GURMINDER DHILLON, A MARRIED COUPLE, GRANTEES.

WITNESSETH:

That the Grantors, for a valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantees in fee simple all those certain tracts or parcels of land situated in Cape Fear Township, Chatham County, North Carolina, and being more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

This conveyance is made subject to any utilities, restrictions, rights of way and easements of record, if any.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

And said parties of the first part do covenant that they are seized of said lands in fee and have the right to convey the same in fee simple, that the same are free and clear of all encumbrances and that they will warrant and defend the title herein conveyed against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or if corporate, have caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

*Lena Stone* (SEAL)  
LENA STONE, INDIVIDUALLY AND  
AS ADMINSTRATOR OF THE JIM D.  
SANDERFORD ESTATE

*Peggy Langdon* (SEAL)  
PEGGY LANGDON, ADMINSTRATOR  
OF THE JIM D. SANDERFORD ESTATE

Jack Sanderford (SEAL)  
JACK SANDERFORD

Rose House (SEAL)  
ROSE HOUSE

Robert House (SEAL)  
ROBERT HOUSE

Elton Gullie (SEAL)  
ELTON GULLIE

Paul Sanderford (SEAL)  
PAUL SANDERFORD

Frances Sanderford (SEAL)  
FRANCES SANDERFORD

Joe Sanderford (SEAL)  
JOE SANDERFORD

Lonnie Alex Sanderford (SEAL)  
LONNIE ALEX SANDERFORD

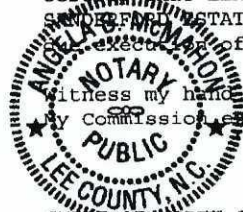
Myrtle G. Sanderford (SEAL)  
MYRTLE G. SANDERFORD

Phyllis Gullie (SEAL)  
PHYLLIS GULLIE

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STATE OF NORTH CAROLINA  
COUNTY OF

I, a Notary Public in and for the County and State aforesaid, do hereby certify that LENA STONE, INDIVIDUALLY AND AS ADMINSTRATOR OF THE JIM D. SANDERFORD ESTATE personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

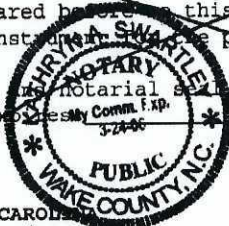


Witness my hand and notarial seal, this 13 day of January, ~~2005~~ <sup>2004</sup>.  
My Commission expires: 11-26-2006

[Signature]  
Notary Public

STATE OF NORTH CAROLINA  
COUNTY OF

I, a Notary Public in and for the County and State aforesaid, do hereby certify that PEGGY LANGDON, ADMINSTRATOR OF THE JIM D. SANDERFORD ESTATE personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.



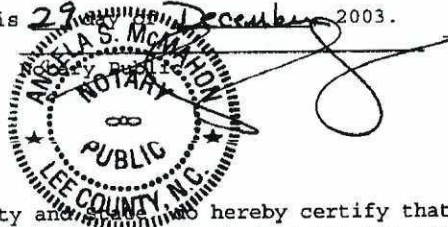
Witness my hand and notarial seal, this 29 day of Dec, 2003.  
My Commission expires: 3-24-06

[Signature]  
Notary Public

STATE OF NORTH CAROLINA  
COUNTY OF Cherokee

I, a Notary Public for said County and State, do hereby certify that JACK SANDERFORD personally appeared before me this day and acknowledged the due execution of the foregoing instrument for purposes therein expressed.

Witness my hand and official seal, this 29 day of December, 2003.  
My commission expires: 11-26-2006

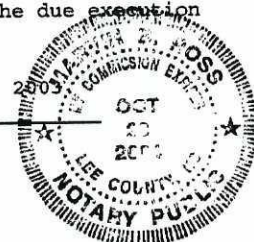


STATE OF NORTH CAROLINA  
COUNTY OF Lee

I, a Notary Public for said County and State, do hereby certify that ROSE HOUSE personally appeared before me this day and acknowledged the due execution of the foregoing instrument for purposes therein expressed.

Witness my hand and official seal, this 25<sup>th</sup> day of December, 2003.  
My commission expires: 10-28-04

[Signature]  
Notary Public



STATE OF NORTH CAROLINA  
COUNTY OF Walter

I, a Notary Public for said County and State, do hereby certify that ROBERT [unclear] appeared before me this day and acknowledged the due execution of the foregoing instrument for purposes therein expressed.

Witness my hand and official seal, this 29<sup>th</sup> day of December, 2003.  
My commission expires: 10-28-04



Angela S. McMahon  
Notary Public

STATE OF NORTH CAROLINA  
COUNTY OF Chatham

I, a Notary Public for said County and State, do hereby certify that PHYLLIS GULLIE personally appeared before me this day and acknowledged the due execution of the foregoing instrument for purposes therein expressed.

Witness my hand and official seal, this 29 day of December, 2003.  
My commission expires: 11-26-2006

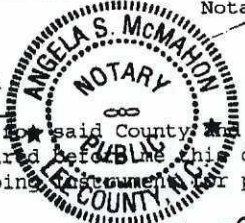


Angela S. McMahon  
Notary Public

STATE OF NORTH CAROLINA  
COUNTY OF Chatham

I, a Notary Public for said County and State, do hereby certify that ELTON GULLIE personally appeared before me this day and acknowledged the due execution of the foregoing instrument for purposes therein expressed.

Witness my hand and official seal, this 29 day of December, 2003.  
My commission expires: 11-26-2006



Angela S. McMahon  
Notary Public

STATE OF NORTH CAROLINA  
COUNTY OF Walter

I, a Notary Public for said County and State, do hereby certify that PAUL SANDERFORD personally appeared before me this day and acknowledged the execution of the foregoing instrument for purposes therein expressed.

Witness my hand and official seal, this 29<sup>th</sup> day of December, 2003.  
My commission expires: 10-28-04



Angela S. McMahon  
Notary Public

STATE OF NORTH CAROLINA  
COUNTY OF Chatham

I, a Notary Public in and for the County and State aforesaid, do hereby certify that PAUL SANDERFORD personally appeared before me this day and acknowledged the execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and notarial seal, this 29 day of December, 2003.  
My Commission expires: 11-26-2006



Angela S. McMahon  
Notary Public

STATE OF NORTH CAROLINA  
COUNTY OF Wake

I, a Notary Public for said County and State, do hereby certify that LONNIE ALEX SANDERFORD AND MYRTLE G. SANDERFORD personally appeared before me this day and acknowledged the due execution of the foregoing instrument for purposes therein expressed.

Witness my hand and official seal, this 29 day of Dec, 2003.  
My commission expires: 3-24-08



Kathryn A. Bartley  
Notary Public

I, a Notary Public in and for the County and State aforesaid, do hereby certify that PEGGY LANGDON, ADMINSTRATOR OF THE JIM D. SANDERFORD ESTATE 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 seal, this 13 day of January, 2004.  
My Commission expires: 11-26-2006

*[Signature]*  
Notary Public



Exhibit A (Dillon)

First Tract:

On the west and north by A. M. Tucker, on the east by W. T. Edwards (now Joe Mann), on the south by the Railroad and Jessie King (Formerly R. M. Gunter). Beginning at a stone on the north east corner of R. R. Co. lands; thence north seven (7) feet to center of public road, thence with said road to a stone in W. T. Edwards (Now Joe Mann) line twenty-three (23) poles; (This refers to an old road which formerly ran between this Gunter place and Joe Mann's land) thence South fourteen (14) Poles to a stone; thence west 12 poles with RM Gunter's line to the beginning containing 1/8 one eights of an acre more or less. See Book F. W. at page 503 Chatham County Registry, reference to which is hereby made for a more particular description.

Second Tract:

Beginning at a stone, north corner of the R. R. land; thence nearly east twelve (12) poles to a stone in W. T. Edwards line; thence south 35 degrees west to a stone, in said R. R. Co. line; thence with said line/twelve and one third (12 1/3) poles to a stone, the first station, containing ninety-three poles more or less (according to the reading of the old deed). See Book F. W. at page 505. Also see Book J. O. page 181, Chatham County Registry, reference to which is hereby made for a more particular description.