

FILED	Jul 11, 2022
AT	10:57:13 AM
BOOK	02314
START PAGE	0527
END PAGE	0528
INSTRUMENT #	08367
EXCISE TAX	\$0.00

Excise Tax: \$0.00

Mail after recording to: Grantee

This instrument was prepared by: Paul S. Messick, Jr., Gunn & Messick, PLLC, P.O. Box 880, Pittsboro, NC 27312

All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of a Grantor (NCGS §105-317.2)

NORTH CAROLINA GENERAL WARRANTY DEED

(PREPARED WITHOUT TITLE EXAMINATION)

THIS DEED, made this 11th day of July, 2022 between CATHY T. SMITH and husband, DERRY SMITH, P.O. Box 311, Moncure, NC 27559; hereinafter referred to as GRANTOR; and DERRICK L. SMITH and wife, LATANYA B. SMITH, 1238 West Springhill Court, Cary, NC 27511; hereinafter referred to as GRANTEE. The designation Grantor and Grantee as used herein shall include parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH

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

A tract of land located in Haw River Township Chatham County, North Carolina (formerly belonging to Mrs. Eva Utley) lines described as follows:

Starting at John McCracken's on North side of the Old Lockville road running South 62 degrees East, 185 feet to a stake in the Old Lockville road. Thence 210 feet North 61 degrees West to a stake near an Oak Stump thence North 62 degrees East 741 feet to a Stake below Saw Mill site. Thence North 15 degrees West 422 feet to a Birch Stake East 79 degrees North to a Cedar Stake in John Taylor's field. Thence South 20 degrees East 210 feet to an Iron Stake in John Taylor's yard. Thence East 78 degrees North 210 feet to an Iron Stake Griffins Corner. Thence North 69 degrees East 571 feet to a Cedar Stake on the West side of the Moncure-Pittsboro Highway. Thence South 33 degrees East 245 feet to the 1st. Station. Containing acres and being Lot No 1 as shown on plat held by A. M. Poe, Moncure, NC Rt. No 1.

Submitted electronically by "Gunn & Messick, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Chatham County Register of Deeds.

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.

The property hereinabove described is the property acquired by Grantor by instrument recorded in Book 393, Page 320 of the Chatham County Registry.

Title to the property hereinabove described is subject to the following exceptions:

Easements and restrictions of record.

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

Cathy T. Smith (SEAL)
CATHY T. SMITH
Derry Smith (SEAL)
DERRY SMITH

STATE OF NORTH CAROLINA
COUNTY OF CHATHAM

I, a Notary Public of Chatham County and State aforesaid, certify that CATHY T. SMITH and husband, DERRY SMITH personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 11th day of July, 2022.

My Commission Expires: 10-01-2025

Cathy L. Hearne
Printed Name: Cathy L. Hearne
Notary Public



Chatham County Property Record Card

DATE 12/16/22
TIME 10:10:45
USER CHNICK
SMITH CATHY T

CHATHAM CO TAX DEPARTMENT
PROPERTY CARD
FOR YEAR 2022

PIN... 9678 00 41 1182 PROG# AS2006

PO BOX 311

PARCEL ID... 0063396
LOCATION... MONCURE PITTSBORO RD
DEED YEAR/BOOK/PAGE... 2007 668
PLAT BOOK/PAGE... 2007
LEGAL DESC: LOT 2

ASSESSMENT NONE .00
OWNER ID... 55880
DISTRICT... 105 MONCURE FIRE DISTRICT

MONCURE
DESCRIPTION PER PLT/NT APPR BLDG ST
ROAD FRONT.

TOWNSHIP... 8 HAW RIVER
NC 27559-0311
RESIDENTIAL
NEIGHOOD... 0878 MONCURE
PREV PARCEL 0011348

MAINTAINED... 7/12/2022 BY CHAMYG VALUED... 8/16/2022 BY CHCBLACK
VISTED... 7/19/2019 BY JKH TYPE OF REVIEW
PARCEL STATUS... ACTIVE

ROUTING#...
CATEGORY... REAL & LISTED PERSONAL

* LAND VALUED BY NEIGHBORHOOD BASE RATE METHOD *

DEED BK/PAGE	SALE DATE	SALES INSTRUMENT	DISQUALIFIED	SALE AMOUNT	STAMP AMOUNT	DEED NAME
2314 0527	7/11/2022	WARRANTY DEED	REAL PROPERTY N			SMITH DERRICK L ETUX LATANYA B
668 0043	4/05/2007	SPLIT	OTHER			SMITH CATHY T

LAND SEGMENTS

LAND #	ZONE	STRAT CODE	LAND TYPE/CODE	LAND QTY	AVERAGE LAND RATE	DPT%	SHP%	LOC%	SIZE%	OTH%	TOP%	TOT ADJ	CURRENT FMV
1	CU-NB	100	AC CB	2.003	37,481.28	.00	90.00	100.00	.00	.00	.00	90.00	67,567
TOTAL PARCELS				2.003	37,481.28	.00	90.00	100.00	.00	.00	.00	90.00	67,567
FMV					67,567								67,567
APV					67,567								67,567

PB 2007/139 LOT 2
SPLIT OUT OF 11348 BY PB 2007/139
TRACT REZONED TO NHBHD BUSINESS FOR AUTO SERVICE--9/17/12

COMMENTS -