

FILED Nov 16, 2017
AT 11:00:26 AM
BOOK 01957
START PAGE 0494
END PAGE 0496
INSTRUMENT # 12846
EXCISE TAX \$35.00

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$35.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 0009808

Mail after recording to: Darryl Knight 1949 Pickard Rd, Sanford, NC 27330

This instrument was prepared by: April E. Stephenson, Attorney at Law

THIS DEED made this 16th day of November, 2017 by and between

GRANTOR

CAROLYN D. WILLETT, widow
1809 Eric Dr
Graham, NC 27253

GRANTEE

DARRYL BARRETT KNIGHT
1949 Pickard Rd
Sanford, NC 27330

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 or parcel of land situated in Gulf Township, Chatham County, North Carolina, and more particularly described as follows:

SEE ATTACHED EXHIBIT A

Submitted electronically by April E Stephenson PA in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Chatham County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 433, Page 430, Chatham County Registry.

A map showing the above described property is recorded in Plat Book _____, Page _____, and referenced within this instrument.

The above described property does does not include the primary residence of the Grantor.

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:
Right of way to Carolina Power & Light Company recorded at Book 434, Page 459, Chatham County Registry.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

(ENTITY NAME) Carolyn D Willett (SEAL)
CAROLYN D. WILLETT

By: _____ (SEAL)
Title: _____

By: _____ (SEAL)
Title: _____

(SEAL)

NORTH CAROLINA Lee COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Carolyn D. Willett Witness my hand and official stamp or seal, this the 16th day of November, 2017.

My Commission Expires: 8-20-21

Margaret E Williams
Notary Public

MARGARET E. WILLIAMS
Notary Public
Hoke County, NC

EXHIBIT A

BEGINNING at an iron stake in the right-of-line of U. S. Highway # 421, said beginning point being North 75 degrees 34 minutes West 419.70 feet from the southeast corner of Atkins and Gunter's 13.10 acre tract recorded in Book 426, Page 13, Chatham County Registry and running thence North 14 degrees 24 minutes East 495.55 feet to an iron stake; thence North 83 degrees 37 minutes 01 second West 243.52 feet to a point; thence South 22 degrees 41 minutes West 466.27 feet to an iron stake in said right-of-way line of U. S. Highway # 421 and thence running with said right-of-way line South 75 degrees 34 minutes East 308.32 feet to the point of BEGINNING, containing 3.00 acres, more or less, as shown on map prepared by Lacy M. Johnson, R. L. S., dated April 23, 1980.

ZONING AREA

Commencing at a beginning point at an iron spike at the Eastern property corner with a bearing N 14-24-00 E a distance 495.55' to a point;
Thence bearing N 83-37-01 W a distance of 243.52' to a point;
Thence bearing S 22-41-00 W a distance of 466.27' to a point;
Thence bearing S 75-34-00 E a distance of 308.32' to the beginning point;
Said described parcel contains 3.00 acres, more or less, subject to any and all easements, reservations, restrictions and conveyances of record.