

FILED
 CHATHAM COUNTY NC
 LUNDAY A. RIGGSBEE
 REGISTER OF DEEDS

 FILED Nov 25, 2020
 AT 02:23:35 pm
 BOOK 02165
 START PAGE 1058
 END PAGE 1063
 INSTRUMENT # 15167
 EXCISE TAX \$800.00

Excise Tax: \$800.00

Mail after recording to: Grantee

This instrument was prepared by: Paul S. Messick, Jr., Gunn & Messick, LLP, 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

THIS DEED, made this 24th day of November, 2020 between SYBIL G. LUTTERLOH and husband, CHARLES S. LUTTERLOH 323 L & W Lane, Pittsboro, NC 27312; BONNIE G. KIDD, widow; ETHEL G. CAMPBELL, widow; MARCIE G. LORBACHER and husband, DAVID W. LORBACHER; hereinafter referred to as GRANTOR; and DOUGLAS M. EBNER, SR., 5112 Salinas Court, Holly Springs, NC 27540; 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 Cape Fear Township, Chatham County, North Carolina and more particularly described as follows:

Beginning at a stake in the line of Atlas Parker, said stake being located south 86 degrees 45 minutes East, 337.71 feet from a point in the center line of Pea Ridge Road, said stake also being the northeast corner for R. W. Allen; runs thence with the line of said Parker South 86 degrees 45 minutes East, 4099 feet to a stake on Shaddox Creek; thence up the various courses of said Shaddox Creek to a stake, a corner for R. L. Moore; thence with the line of said Moore North 86 degrees 45 minutes West .4262 feet to a stake, the southeast corner for said Allen; thence with Allen's line North 02 degrees 47 minutes East .311 feet to the point and place of beginning, containing 28.70 acres, more or less, and being a portion of that land conveyed to Hurley Gardner and wife by deed dated May 28, 1971 and recorded in Book 359, Page 182, Chatham County Registry.

THERE IS ALSO GRANTED and conveyed herewith the perpetual easement and right of way of the existing drive from subject property to Top Chord Way.

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.

BK 2165 PG 1059

The property hereinabove described is the property acquired by Grantor by instrument recorded in Book 359, Page 182 of the Chatham County Registry.

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

Easements and restrictions of record.

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.

Sybil G. Lutterloh (SEAL)
SYBIL G. LUTTERLOH

Charles S. Lutterloh (SEAL)
CHARLES S. LUTTERLOH

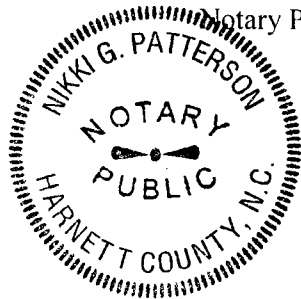
STATE OF NORTH CAROLINA
COUNTY OF CHATHAM

I, a Notary Public of Harnett County and State aforesaid, certify that SYBIL G. LUTTERLOH and husband, CHARLES S. LUTTERLOH personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 24th day of November, 2020.

My Commission Expires: 10-13-2022

Nikki G. Patterson
Printed Name: Nikki G. Patterson
Notary Public



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

Bonnie G. Kidd (SEAL)
BONNIE G. KIDD, widow

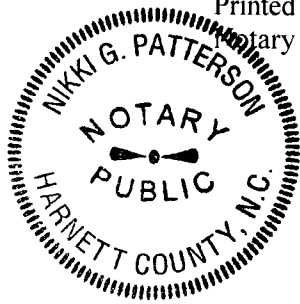
STATE OF NORTH CAROLINA
COUNTY OF CHATHAM

I, a Notary Public of Harnett County and State aforesaid, certify that BONNIE G. KIDD, widow, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 25th day of November, 2020.

My Commission Expires: 10-3-2022

Nikki G. Patterson
Printed Name: Nikki G. Patterson
Notary Public



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

Ethel Campbell (SEAL)
ETHEL G. CAMPBELL, widow

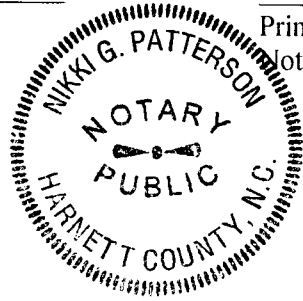
STATE OF NORTH CAROLINA
COUNTY OF CHATHAM

I, a Notary Public of Harnett County and State aforesaid, certify that ETHEL G. CAMPBELL, widow, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 24th day of November, 2020.

My Commission Expires: 10-13-2022

Nikki G. Patterson
Printed Name: Nikki G. Patterson
Notary Public



IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.

Marcie G. Lorbacher (SEAL)
MARCIE G. LORBACHER

David W. Lorbacher (SEAL)
DAVID W. LORBACHER

STATE OF NORTH CAROLINA
COUNTY OF CHATHAM

I, a Notary Public of Harnett County and State aforesaid, certify that MARCIE G. LORBACHER and husband, DAVID W. LORBACHER personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 24th day of November, 2020.

My Commission Expires: 10-13-2022

Nikki G. Patterson
Printed Name: Nikki G. Patterson
Notary Public

