

BK 2406 PG 0551

FILED ELECTRONICALLY
CHATHAM COUNTY NC
LUNDAY A. RIGGSBEE
REGISTER OF DEEDS

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EXCISE TAX	\$0.00

Prepared by M. Andrew Lucas—mail to Grantee
NO TITLE SEARCH PERFORMED—NO TAX ADVICE
DEED PREPARATION ONLY AT REQUEST OF GRANTOR
NO SETTLEMENT SERVICES PROVIDED
STAMPS \$0.00

STATE OF NORTH CAROLINA)
COUNTY OF CHATHAM)
PIN: 0005132

GENERAL WARRANTY DEED

THIS DEED, made this 28 day of March, 2024, by and between **BOHG FINANCIAL, LLC**, a North Carolina Limited Liability Company, 2920 Lee Avenue, Sanford, NC, 27332, hereinafter called "GRANTOR" to **ANGELA MARIE HOUSE**, 1621 Tempting Church Road, Sanford, NC 27330, hereinafter called "GRANTEE";

WITNESSETH,

that the Grantor, in consideration of valuable considerations provided by the Grantee, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does bargain, sell and convey unto the Grantee, all of Grantor's fee simple interest in that certain lot or parcel of land situated New Hill Township, in Chatham County, North Carolina, more particularly described as follows:

SEE "EXHIBIT A" ATTACHED HERETO AND INCORPORATED HEREIN.
(Property: 4133 Old US 1 South, New Hill, NC)

The above property was conveyed to the Grantor by deed recorded in Book 2401, page 1111, Chatham County Registry.

Submitted electronically by "Harrington Gilleland Winstead Feindel & Lucas, LLP"
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 tract or parcel of land and all privileges and appurtenances thereunto belonging to the Grantee in fee simple. Grantor covenants with the Grantee, that Grantor is seized of said 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 claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

- 1) Restrictions, easements and rights of way of record.

This is not the primary residence of the Grantor.

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

BOHG FINANCIAL, LLC
a North Carolina Limited Liability Company

By : [Signature] (SEAL)
Robert Elton House, Jr., Member-Manager

STATE OF NORTH CAROLINA
COUNTY OF Lee

I, Hannah Parries a Notary Public, do hereby certify that Robert Elton House Jr., personally appeared before me this day and acknowledged that he is Member-Manager of BOGH FINANCIAL, LLC, a North Carolina limited liability company, and that he, as Member-Manager being authorized to do so, executed the foregoing on behalf of the company.

Witness my hand and notarial seal this 28 day of March, 2024.

My commission expires:
1-22-28

Hannah Parries
Notary Public



EXHIBIT 'A'

BEGINNING at a nail at a base bent iron pipe lying in the western right of way of Old US #1 (SR 1011), runs thence with the line of now or formerly John C. Haithcox, North $86^{\circ} 22' 44''$ West 247.64 feet to an iron pipe; runs thence with the line of now or formerly D. N. Tilley, North $35^{\circ} 45' 00''$ East 342.15 feet to an iron pipe and South $54^{\circ} 14' 07''$ East 210.18 feet to an Iron pipe; runs thence with the western right of way of Old US #1 South $35^{\circ} 52' 35''$ West 210.40 feet to the point and place of BEGINNING, containing 1.331 acres, according to map and survey entitled "Property of Sean Kevin Powell" by MM Weeks, RLS, dated January 30, 1995, Chatham County Registry, reference to which is hereby made for a more particular description