

FILED
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REBA G. THOMAS
REGISTER OF DEEDS
CHATHAM COUNTY, N.C.

BOOK 545 PAGE 308

02913

008 710

Excise Tax \$0.00 (Gift)

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by County on the day of, 19
by

Mail after recording to Bagwell & Associates, 105 N. Columbia St., Ste. 500, Chapel Hill,
North Carolina 27514

This instrument was prepared by S. Renee Wagoner, Bagwell & Associates (without search)

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 17 day of April, 1989, by and between

GRANTOR

GRANTEE

VICTOR MILES TRIPP,
ROY GRIFFIN TRIPP,
JOHN DAVID TRIPP,
CURTIS LEE TRIPP and
BYRON SCOTT TRIPP
Route 10, Box 139
Chapel Hill, North Carolina 27516

TRIPP TRAILER COURT, a North Carolina
General Partnership
Route 10, Box 139
Chapel Hill, North Carolina 27516

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 the City of Williams Township, Chatham County, North Carolina and more particularly described as follows:

BEING all that certain property described in Exhibit A attached hereto and incorporated herein by reference as if fully set out.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 446 Page 191

A map showing the above described property is recorded in Plat Book page

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:

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Victor Miles Tripp
VICTOR MILES TRIPP

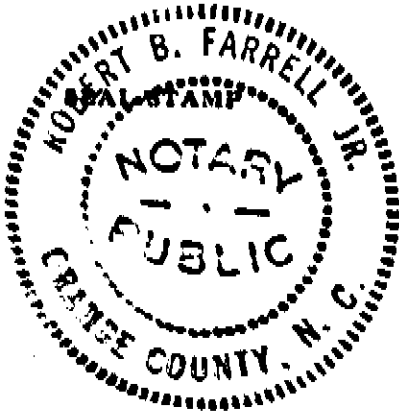
USE BLACK INK ONLY

Roy Griffin Tripp
ROY GRIFFIN TRIPP (SEAL)

John David Tripp
JOHN DAVID TRIPP (SEAL)

Curtis Lee Tripp
CURTIS LEE TRIPP (SEAL)

Byron Scott Tripp
BYRON SCOTT TRIPP (SEAL)



NORTH CAROLINA, *Orange* County.

I, a Notary Public of the County and State aforesaid, certify that *Victor Miles Tripp, Roy Griffin Tripp, John David Tripp, Curtis Lee Tripp, Byron Scott Tripp* Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this *17th* day of *April*, 19*57*.

My commission expires: *3/27/93* *Robert B. Farrell, Jr.* Notary Public

SEAL-STAMP

NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that personally came before me this day and acknowledged that he is Secretary of a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by as its Secretary. Witness my hand and official stamp or seal, this day of 19

My commission expires: Notary Public

The foregoing Certificate(s) of

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

REGISTER OF DEEDS FOR COUNTY
By Deputy/Assistant - Register of Deeds

EXHIBIT A

BOOK 545 PAGE 310

TRACT I: BEGINNING at an iron stake in the southern margin of S.R. No. 1721, a corner with Lollie Carson and running thence with the southern margin of said road eastwardly 55 feet to an iron stake, a new corner with Madge C. Williams and running thence with Williams' line, South 28 degrees West 170 feet to an iron stake; thence South 7 degrees West 1153 feet to a stake and pointers, a new corner of Madge C. Williams; thence another new line with Williams North 57 degrees West 302 feet to a stake and pointers in C.H. Deane's line; thence with Deane's line North 7 degrees East 1153 feet to a stake and pointers, Lollie Carson's corner; thence with Carson's line South 57 degrees East 247 feet to an iron stake; thence continuing with her line, North 28 degrees East _____ feet to the point and place of beginning and being a portion of Lot No. 4 as shown on a survey of J.L. and J.W. Carson lands which plat is recorded in Book 11, Page 4, Chatham County Registry, containing approximately 8 acres more or less according to a survey and plat prepared by J. Ralph Weaver dated June 24, 1968, SAVE AND EXCEPT FROM THE OPERATION OF THIS CONVEYANCE, the land conveyed to the United States of America, consisting of 1.95 acres more or less as is more fully described in that Deed of Conveyance recorded in Book 372, Page 218, Chatham County Registry to which deed reference is made for a more particular description of same. See also Book 446, Page 191, Chatham County Registry.

TRACT II: BEGINNING at an iron stake in the Southern edge of State Road No. 1721, also known as the Lystra Church Road, J. Luther Tripp's Northeast corner; running thence with the Southern edge of said road South 50 degrees East 120 feet to an iron stake; thence leaving said road and running a new line with Mrs. Madge C. Williams as follows: South 28 degrees West 170 feet to an iron stake; South 7 degrees West 125 feet to an iron stake; South 63 degrees East 200 feet to an iron stake; South 7 degrees West 500 feet to an iron stake and pointers; North 75 degrees West 280 feet to an iron stake and pointers; thence leaving the line of Mrs. Madge C. Williams and running North 7 degrees East 720 feet with the line of J. Luther Tripp to an iron stake; running thence with Tripps' line North 28 degrees East 170 feet to the point of BEGINNING, containing 4.5 acres, more or less. See also Book 446, Page 191, Chatham County Registry.

TRACT III: BEGINNING at an iron stake set in the southern margin of the right of way of N.C.S.R. #1721, corner with Luther Tripp, running thence with his line South 26 degrees 10' West 145.05 feet to an iron rod and pointers in the line of Lot No. 4, according to plat of Floyd Womble recorded in Book 11, Page 4 of the Chatham County registry; thence continuing with the northern line of Lot 4 North 55 degrees 45' West 242.93 feet along a marked line to an iron rod and pointers, common corner with Luther Tripp and James Diggs; thence along with James Diggs eastern line North 6 degrees East 318.22 feet to an iron pipe in the western margin of N.C.S.R. #1721, corner with James Diggs and running thence South 27 degrees 14' East 147.4 feet; thence South 40 degrees 24' East 252.2 feet to a point in the western line of N.C.S.R. #1721, the point or place of BEGINNING, and containing 1.26 acres, according to map of "Property of Ruth Aline Tripp" prepared by William G. Joyner, R.S., August 12, 1976, reference to which is hereby made for a more particular description. See also Book 446, Page 191, Chatham County Registry.

This conveyance is made subject to highway easement for S.R. #1721 and Public utilities easements.

NORTH CAROLINA, CHATHAM COUNTY

The foregoing certificate of Robert B. Farrell, Jr., Notary Public, is certified to be correct. This instrument was presented for registration at 12:07 o'clock P.M., and recorded in Book 545, Page 308 on July 26, 1989

Reba G. Thomas
Register of Deeds

By: Melby J. Joyce
Assistant

*Date left off certificate above.
Date added 1-29-89 Reba G. Thomas,
Register of Deeds*