

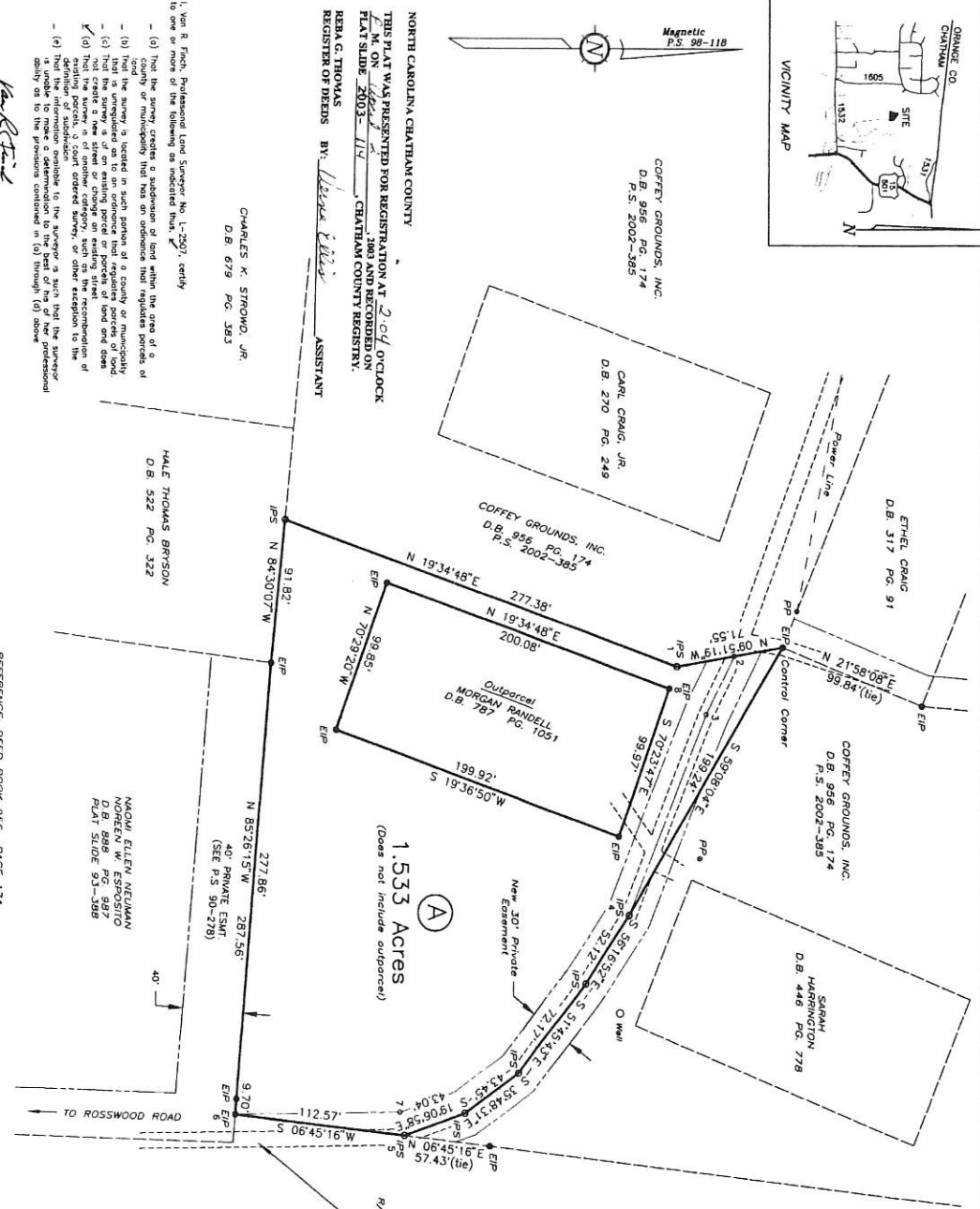
COFFEY GROUNDS, INC.  
D.B. 956 PG. 174  
P.S. 2002-385

CARRI CRAIG, JR.  
D.B. 270 PG. 249

ETHEL CRAIG  
D.B. 317 PG. 91

COFFEY GROUNDS, INC.  
D.B. 956 PG. 174  
P.S. 2002-385

SARAH HARRINGTON  
D.B. 446 PG. 778



COURSE	BEARING	DISTANCE
1-2	N 09°51.19'W	38.92'
2-3	S 63°31.03'E	41.72'
3-4	S 68°06.47'E	138.04'
5-6	S 08°45.16'W	112.57'
6-7	N 00°50.07'W	108.57'
7-8	N 78°22.30'E	15.33'
1-8	S 70°29.12'E	1530.00'(lie)

MICHAEL DEB STRONG  
D.B. 372 PG. 404

Existing Gravel Drive  
o.k.a. "Lakewood Drive"  
R/W status unknown to this surveyor  
Agreement recorded  
in D.B. 648, Pg. 711

**NOTES**

- No Title Search was made by this Surveyor during the course of this Survey.
- There were no NCSS monuments found within 2000 feet of this parcel of land.
- This Surveyor does not certify to the existence or location of any underground features (septic tanks, utilities, etc.)
- Lot A as shown herein is not approved as a separate parcel for sale or building development but is to be combined with the remainder of the parcel shown herein as a separate parcel in Deed Book 787, Page 1051, Chatham County Registry.

**MAP LEGEND**

- EIP
  - IAS
  - ▲ PMS
  - △ EXN
  - EP
  - CMP
- EXISTING IRON PIPE  
IRON PIPE SET  
RAILROAD SPIKE  
EXISTING NAIL  
PIONEER PILE  
COMPUTED POINT

AREA COMPUTED BY COORDINATE METHOD

REFERENCE DEED BOOK 956, PAGE 174  
PLAT SLIDE 2002-385  
P.L.N. 9758-01-29-98

SURVEY FOR

**MORGAN RANDELL**

BALDWIN TOWNSHIP

**VAN R. FINCH - LAND SURVEYS, P.A.**  
109 Hillsboro St. Pittsboro, N.C. 27312

CHATHAM COUNTY, N.C.

I, VAN R. FINCH, certify that this plat was drawn under my supervision from an actual survey made under the provisions of the Statute in Deed Book 956, Page 174, (Other), that the dimensions shown thereon were computed on Page 174 of the same, that the ratio of precision to which the same were computed was 1:1000, and that I am a duly Licensed Professional Land Surveyor in the State of North Carolina, License Number 2003.

*Van R. Finch*  
LAND SURVEYOR



State of North Carolina  
County of Chatham  
I, *Karen Henderson*, Register of Deeds, certify that the map or plat shown hereon complies with the provisions of the Statute, and that the same has been duly recorded in the office of the Register of Deeds for Chatham County, North Carolina, in Deed Book 956, Page 174, (Other), and that the same is a true and correct copy of the original as shown to me by the Surveyor.

*Karen Henderson*  
REGISTER OF DEEDS

CHATHAM COUNTY, N.C.  
DEED BOOK 956, PAGE 174  
PLAT SLIDE 2002-385  
P.L.N. 9758-01-29-98

OWNER:  
COFFEY GROUNDS, INC.  
127 RIVA LANE  
CHATEL HILL, N.C. 27316

DATE: FEBRUARY 26, 2003  
SCALE: 1" = 50'

DATE: FEBRUARY 26, 2003  
SCALE: 1" = 50'

**2003-114**

FILED  
REBE C. THOMAS  
CLERK OF DEEDS  
CHATHAM COUNTY NC  
APR 15 1 42 PM '99

CHATHAM COUNTY NC 04/15/1999  
\$175.00  
STATE OF NORTH CAROLINA  
Real Estate Excise Tax



04570

BOOK 787 PAGE 1051

Excise Tax \$175.00

Recording Time, Book and Page

Tax Lot No. M1-92 Parcel Identifier No. 9776-00-06-9003  
Verified by County on the day of 19  
by

Mail after recording to KENDALL H. PAGE, 210 N. COLUMBIA STREET, CHAPEL HILL, NC 27514.

This instrument was prepared by Wilfred F. Drake, Attorney

Brief description for the Index 20,000 Sq. Ft. Lot, Rosswood Rd.,  
Craig Property

### NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 6<sup>th</sup> day of April, 1999, by and between

GRANTOR

GRANTEE

JAMES E. CRAIG by  
WILFRED F. DRAKE, Trustee

MORGAN RANDELL  
701 Rosswood Road  
Chapel Hill, NC 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 Township, Chatham County, North Carolina and more particularly described as follows:

BEGINNING at an iron stake in the Southern right-of-way of Lakewood Drive about 400' in a northerly direction from the property line of F. S. Wood as measured along the right-of-way of Lakewood Drive, thence along 3 new lines South 21 Deg. West 200 feet to an iron stake, North 69 Deg. 00 Min. West 100 feet to an iron stake, North 21 Deg. 00 Min. East 200 feet to an iron stake in the South line of Lakewood Drive; thence along and with the aforementioned South right-of-way of Lakewood Drive South 69 Deg. 00 Min. East 100 feet to the place and point of BEGINNING, containing 20,000 Square feet, and being a portion of the property conveyed to Richard Craig by Deed recorded in the office of the Register of Deeds office in Chatham County in Deed Book HR on page 304.

The property hereinabove described was acquired by Grantor by instrument recorded in .....

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

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

Grantor conveys this property pursuant to the Court's order for appointment of Trustee for sale of marital residence entered in Laura Craig v. James Craig, 97 CVD 2212 (Durham County), which was entered September 4, 1998.

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.

By: ..... (Corporate Name)

By: ..... President

ATTEST: .....

Secretary (Corporate Seal)

USE BLACK INK ONLY

WILFRED F. DRAKE, Trustee



NORTH CAROLINA, DURHAM County. I, a Notary Public of the County and State aforesaid, certify that WILFRED F. DRAKE, TRUSTEE Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 6th day of APRIL, 1999. My commission expires: APRIL 13, 2001 Betty P. Eason Notary Public

SEAL - STAMP

NORTH CAROLINA, ..... County. I, a Notary Public of the County and State aforesaid, certify 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 ..... NORTH CAROLINA, CHATHAM COUNTY ..... The foregoing Certificate(s) of BETTY P. EASON, Notary(ies) Public is (are) certified to be correct. This instrument was presented for registration at 1:42 o'clock P.M. on April 15, 1999 and recorded in Book 787 Page 1051. By REBA G. THOMAS, REGISTER OF DEEDS FOR CHATHAM COUNTY Assistant - Register of Deeds

FILED  
CHATHAM COUNTY  
REBA G. THOMAS  
REGISTER OF DEEDS

FILED Apr 03, 2003  
AT 10:35:30 am  
BOOK 01008  
START PAGE 0463  
END PAGE 0464  
INSTRUMENT # 05110

Chatham County 04-03-2003  
NORTH CAROLINA  
Real Estate  
Excise Tax \$15.00

BOOK 1008 PAGE 463

Excise Tax \$ ~~150.00~~ 13.00

Do NOT write above this line.

Recording: Time, Book and Page

# North Carolina General Warranty Deed

This instrument prepared by: LUNDA A. RIGGSBEE, ATTORNEY, P.O. BOX 754, PITTSBORO, NC  
Brief description for the Index: LOT A - 1.533 ACRES  
This Deed made this 3 day of APRIL, 20<sup>03</sup>, by and between Grantor and Grantee:

Enter in appropriate block for each party: Name, address, county, state and if appropriate entity (i.e. corporation, partnership). The designation Grantor and Grantee as used herein shall include all parties, their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

Grantor:  
COFFEY GROUNDS OF CHAPEL HILL, INC.  
127 ARAYA LANE  
CHAPEL HILL, NC 27516

Grantee:  
MORGAN RANDELL

Transfer of Ownership: Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, conveys to Grantee in fee simple, the Property described below:

Property: City of BALDWIN, County of CHATHAM, North Carolina.  
Township of \_\_\_\_\_, County of \_\_\_\_\_, Page 170, CHATHAM County.  
This property was acquired by Grantor by an instrument recorded in Book 956, Page 170, CHATHAM County.  
A map showing the property is recorded in Plat Book XXXX SLIDE 2003-\_\_\_\_\_, Page \_\_\_\_\_, CHATHAM County.  
The legal description of the Property is:

BEING ALL of Lot A, containing 1.533 acres, more or less, according to a survey entitled "Survey For Morgan Randell" dated February 26, 2003, prepared by Van R. Finch-Land Surveys, recorded in Plat Slide 2003-117 reference to which is hereby made for a more particular description.

Continued on Page 2

After recording mail to:

GRANTEE  
701 Rosswood Rd  
Chapel Hill, NC 27516

Tax Lot No. \_\_\_\_\_  
Parcel Identifier No. \_\_\_\_\_  
Verified By \_\_\_\_\_ County,  
on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
By \_\_\_\_\_

TO HAVE AND TO HOLD the said Property and all privileges and appurtenances (rights) belonging to Grantee, in fee simple.

**Promises by Grantor:** Grantor promises (covenants) with Grantee, that Grantor has title to the Property in fee simple; has the right to convey the title in fee simple; that the title is marketable and free and clear of all liens and encumbrances (i.e. mortgages and judgements), and Grantor will warrant and defend the title against the lawful claims of all persons, except for the following exceptions:

1. Agreement for Rosswood Road (Lakewood) recorded in BOOK 649, Page 71.
2. CP&L rights of way recorded in Book 267, Page 489, and Book 424, Page 59, Chatham County Registry.
3. Rights of others to that 30 foot private easement as shown on recorded plat.
4. All other restrictions, easements, rights of way and utilities of record, if any.

**Signatures:** Grantor has duly executed the foregoing instrument, as of the day and year first written above.

Entity	Individual
Name: <u>COFFEY GROUNDS OF CHAPEL HILL, INC.</u>	_____ (Seal)
By: <u><i>John Coffey</i></u>	_____ (Seal)
Title: <u>President</u>	_____ (Seal)
By: _____	_____ (Seal)
Title: _____	_____ (Seal)
By: _____	_____ (Seal)
Title: _____	_____ (Seal)



USE BLACK INK ONLY

SEAL-STAMP	INDIVIDUAL
USE BLACK INK ONLY	STATE OF _____ COUNTY OF _____
	I, a Notary Public of the County and State aforesaid, certify that _____
	Grantor personally came before me this day and acknowledged the execution of the foregoing instrument.
	Witness my hand and official stamp or seal, this _____ day of _____, 20____.
	My Commission Expires: _____ Notary Public

SEAL-STAMP	INDIVIDUAL
USE BLACK INK ONLY	STATE OF _____ COUNTY OF _____
	I, a Notary Public of the County and State aforesaid, certify that _____
	Grantor personally came before me this day and acknowledged the execution of the foregoing instrument.
	Witness my hand and official stamp or seal, this _____ day of _____, 20____.
	My Commission Expires: _____ Notary Public

	ENTITY: Corporation, Limited Liability Company, General Partnership, or Limited Partnership
	STATE OF <u>North Carolina</u> COUNTY OF <u>Chatham</u>
	I, a Notary Public of the County and State aforesaid, certify that <u>John Coffey</u>
	personally came before me this day and acknowledged that he is <u>President</u> of
	<u>Coffey Grounds of Chapel Hill, N.C.</u> a North Carolina or _____
corporation / limited liability company / general partnership / limited partnership (strike through the inapplicable)	
and that by authority duly given and as an act of the Entity, has signed the foregoing instrument in its name and on its behalf as its act and deed.	
Witness my hand and official stamp or seal, this <u>3</u> day of <u>April</u> , 20 <u>03</u> .	
My Commission Expires: <u>11-26-2006</u> _____ Notary Public	

The for \_\_\_\_\_

is/are c \_\_\_\_\_

page h \_\_\_\_\_

By \_\_\_\_\_

Form 5 \_\_\_\_\_

Chatham County, North Carolina  
REBA G. THOMAS Register of Deeds  
The foregoing certificate(s) of  
ANGELA S MCMAHON  
are duly registered at the date and time and in the Book and Page shown on the first  
\_\_\_\_\_ - REGISTER OF DEEDS FOR \_\_\_\_\_ COUNTY  
Deputy/Assistant - Register of Deeds  
Williams.com Page 2 of 2

*Veena Ellis*