

FILED Oct 15, 2021  
AT 11:46:08 am  
BOOK 02254  
START PAGE 1004  
END PAGE 1006  
INSTRUMENT # 15939  
EXCISE TAX (None)

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$0

Parcel Identifier No. 0088054 (Tract 1); 0010810 (Tract 2); 0010939 (Tract 3); 0010977 (Tract 4); 0066015 (Tract 5); 0068537 (Tract 6)

Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Mail/Box to: Kelly J. Mackay, Attorney, Walker Lambe, PLLC, P.O. Box 51549, Durham, NC 27717-1549

This instrument was prepared by: Kelly J. Mackay, Attorney, Walker Lambe, PLLC  
Post Office Box 51549, Durham, NC 27717-1549  
(WITHOUT BENEFIT OF TITLE EXAMINATION)

Brief description for the Index: Six tracts

THIS DEED made this 12th day of October, 2021, by and between

| GRANTOR                                                     | GRANTEE                                                                                                                                                                                           |
|-------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>GLENETTE M. VAUGHN and husband,<br/>RONALD E. VAUGHN</b> | <b>RONALD EDWARD VAUGHN and GLENETTE<br/>MANN VAUGHN, Trustees, or their Successors in<br/>Trust, under THE VAUGHN LIVING TRUST,<br/>u/a/d September 16, 2021, and any amendments<br/>thereto</b> |
| 8847 NC HWY 87 NORTH<br>PITTSBORO, NC 27312                 | 8847 NC HWY 87 NORTH<br>PITTSBORO, NC 27312                                                                                                                                                       |

Enter in appropriate block for each Grantor and Grantee: name, mailing 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 Chatham County, North Carolina and more particularly described as follows:

**SEE ATTACHED EXHIBIT "A" WHICH IS INCORPORATED BY REFERENCE.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_, Page \_\_\_\_.

All or a portion of the property herein conveyed  X  includes or \_\_\_\_ does not include the primary residence of a Grantor.

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, other than the following exceptions:

1. All recorded restrictions, easements, encumbrances and rights of way affecting the property.
2. Ad valorem taxes for the tax year 2021.
3. Ad valorem taxes for the tax year 2022 and subsequent years, which are not yet due and payable.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Glenette M. Vaughn (SEAL)  
GLENETTE M. VAUGHN

Ronald E. Vaughn (SEAL)  
RONALD E. VAUGHN

State of North Carolina  
County of Durham

I, the undersigned Notary Public of the County of Durham and State aforesaid, certify that GLENETTE M. VAUGHN and husband, RONALD E. VAUGHN, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 12<sup>th</sup> day of October, 2021.

Lisa R. Debo  
Notary Public

My Commission Expires: August 22, 2025

Lisa R. Debo  
Notary's Printed or Typed Name

(Affix Seal) LISA R. DEBO  
Notary Public, North Carolina  
Durham County  
My Commission Expires  
August 22, 2025

EXHIBIT "A"

Tract 1 (PID #0088054)

Being all of Lots 2 and 3 shown on Plat Slide 2009-260, Chatham County Registry.

See Book 1497, Page 589 (Parcel 1), as back reference for Lot 3, and Book 1354, Page 1132 (Tract 3), as back reference for Lot 2.

Tract 2 (PID #0010810)

Being all of Lot 1 as shown on Plat Slide 2012-56, Chatham County Registry.

See Book 1354, Page 1132 (part of Tract 5 and all of Tract 6) for back reference.

Tract 3 (PID #0010939)

Being all of Lot 3 as shown on Plat Slide 30-41, Chatham County Registry.

This conveyance is subject to a thirty-foot easement as shown on plat.

See Book 1354, Page 1132 (Tract 2) for back reference.

Tract 4 (PID #0010977)

Being all of Tract 1 as shown on Plat Slide 2020-64 and all of Lot 1 as shown on Plat Slide 2009-260, Chatham County Registry.

This conveyance is subject to a sixty-foot easement as shown on Plat Slide 2009-260.

See Book 2099, Page 773, as back reference for Tract 1 above, and Book 1354, Page 1132 (Tract 3), as back reference for Lot 1 above.

Tract 5 (PID# 0066015)

Being all of Lot 4 as sown on Plat Slide 2009-260, Chatham County Registry, and being all of Lot 6 shown on Plat Slide 93-434 less and except Lot 9 as shown on Plat Slide 94-3, Chatham County Registry.

See Book 1497, Page 589 (Parcel 2), as back reference for Lot 4 above, and Book 1354, Page 1132 (Tract 1), as back reference for Lot 6 above.

Tract 6 (PID# 0068537)

Being all of Lot 2 as shown on Plat Slide 2012-56, Chatham County Registry.

See Book 1354, Page 1132 (part of Tract 5 and all of Tract 4) for back reference.

The subject real property is conveyed pursuant to and is to be held under N.C. Gen. Stat. § 41-65. As of the date of this conveyance, the requirements are met providing for the application of N.C. Gen. Stat. § 41-60(a)(1), protecting the real property from liability for the individual debts of either spouse.