

FILED  
 CHATHAM COUNTY NC  
 LUNDAY A. RIGGSBEE  
 REGISTER OF DEEDS

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FILED Feb 19, 2016  
 AT 04:09:13 pm  
 BOOK 01842  
 START PAGE 0660  
 END PAGE 0661  
 INSTRUMENT # 01425  
 EXCISE TAX \$275.00

Excise Tax: \$275.00  
 Mail after recording to: Grantee  
 This instrument was prepared by: Paul S. Messick, Jr., Attorney at Law, Pittsboro, NC  
 All or a portion of the property herein conveyed  includes or \_\_\_\_\_ does not include the primary residence of a Grantor (NCGS §105-317.2)

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED, made this 18<sup>th</sup> day of February 2016 between FAYE H. MOSES, widow, 1688 Parks Crossroads Church Road, Ramseur, NC 27316; hereinafter referred to as GRANTOR; and ROBERT ANTHONY WATKINS, 389 Dewitt Smith Road, Pittsboro, NC 27312; 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 Hickory Mountain Township, Chatham County, North Carolina and more particularly described as follows:

BEGINNING at an iron stake on the West side of the Haywood Road and on the North side of driveway leading to Thomas Moses' home; thence South 43 degrees West 50 P. to an iron stake with pointers. Thence South 9 P. 16 L. to an iron stake on the West side of the Haywood Road. Thence North 14 degrees West 26 P. to the curve of the road. Thence North 28 degrees West 36 P. to the beginning. Containing Eleven acres (11) more or less. Said tract of land is a portion of the lands conveyed to O. W. Moses from Joseph D. Johnson and wife by deed dated May 27, 1927, and recorded May 31, 1927 in Book GW, Page 19, Office of the Register of Deeds for Chatham County.

SAVE AND EXCEPT a portion of Lot #1 per plat recorded in Plat Slide 97-375, Chatham County Registry and conveyed by deed recorded in Book 731, Page 474, Chatham County Registry.

SAVE AND EXCEPT FURTHER a portion of Lot 7 per plat recorded in Plat Slide 98-453, Chatham County Registry and conveyed by deed recorded in Book 774, Page 42, Chatham County Registry.

And being all of the lands of Grantor lying on the west side of SR 2176 being known as Chatham County Tax Parcel No. 0012434 containing 7.99 acres, more or less

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.

The property hereinabove described is a portion of the property acquired by Grantor by instrument recorded in Book 257, Page 298 of the Chatham County Registry.

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

Easements and restrictions of record.

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

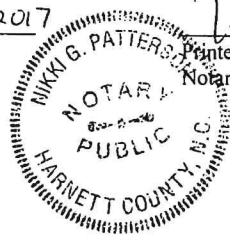
(Faye H. Moses) (SEAL)  
FAYE H. MOSES, widow

STATE OF NORTH CAROLINA  
COUNTY OF CHATHAM

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

Witness my hand and official stamp or seal, this 18<sup>th</sup> day of February, 2016.

My Commission Expires: 10-13-2017



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