

1725  
0440

1725

FILED  
CHATHAM COUNTY NC  
TREVA B. SEAGROVES  
REGISTER OF DEEDS

FILED Jan 03, 2014  
AT 03:47:42 pm  
BOOK 01725  
START PAGE 0440  
END PAGE 0441  
INSTRUMENT # 00090  
EXCISE TAX (None)

BOOK 1725 PAGE 0440

Prepared By: W. Paschal, PO Box 273, Siler City, NC 27344

Return To:

Revenue: 0

NORTH CAROLINA  
CHATHAM COUNTY

NON-WARRANTY DEED

This Deed, made and entered into this 2nd day of January, 2014, by and between MARIA CAMILA ALEMAN ARAOZ, 2403 Donlora Drive, Greensboro, NC 27407, Grantor, and SARA A. SPARROW, 198 Pine Forest Drive, Siler City, NC 27344, Grantee, part of the second part:

WITNESSETH

That said party of the first part, for and in consideration of the sum of Ten Dollars and other considerations to her paid by party of the second part, and by these present does hereby bargain, sell and convey to the said parties of the second part, her heirs and assigns, all my interest in that certain tract or parcel of land lying and being in Matthews, Chatham County, North Carolina, and more particularly described as follows:

BEING certain parcels of land located in Matthews Township, Chatham County, North Carolina and designated as follows: All of Lots 3, 6, 42 and 43 of Phase 1 of Autumn Estates as set out on Plat entitled "Autumn Estates Housing Development", dated April 3, 1998, and recorded in Plat Slide 98-135, Chatham County Registry; all of Phase 2, part 2 as set out in Plat in Plat entitled "Autumn Estates Housing Development", dated May 16, 2003, and recorded in Plat Slide 2003-317, except for those parcels that have been previously sold; and all remaining acreage of parent tract as recorded in Deed Book 703 Page 321, which is the undeveloped portion known as Phase 3 site Plan for Autumn Estates Housing Development and described in Plat Book 93-381, Chatham County Registry, consisting of approximately 18.849 acres, more or less.

The intent of this Deed is to convey the same lands as conveyed in Deed recorded in Book 1707 at Page 464, Chatham County Registry.

Parcel ID numbers 0061548, 0080836, 0080837, 0074211, 0074250, 0074251 and 007214.

This Deed prepared without title examination.

This is the same land as conveyed in Book 1724 at Page 864, Chatham County Registry. The proper spelling of the Grantor's surname is Araoz as herein set out and not Aroz.

BOOK 1725 PAGE 0441

To have and hold the above described land and premises, together with all privileges and appurtenances thereunto belonging, to the said party of the second part, her heirs and assigns in as full a manner as belong to party of the first part.

The party of the first part makes no warranty, express or implied, as to title to the property hereinabove described.

In witness whereof, the party of the first part has hereunto set her hand and seal, the day and year first above written.

Maria Camila Aleman Araoz (SEAL)  
Maria Camila Aleman Araoz

NORTH CAROLINA  
CHATHAM COUNTY

I, a Notary Public of the County and State aforesaid, do hereby certify that Maria Camila Aleman Araoz personally appeared before me this day and being duly sworn, acknowledged the due execution of the foregoing Deed for the purposes therein expressed.

This 2ND day of January, 2014..

[Signature]  
NOTARY PUBLIC



FILED  
 CHATHAM COUNTY NC  
 LUNDAY A. RIGGSBEE  
 REGISTER OF DEEDS

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FILED Jun 25, 2024  
 AT 11:50:20 am  
 BOOK 02419  
 START PAGE 1032  
 END PAGE 1034  
 INSTRUMENT # 05375  
 EXCISE TAX (None)

Excise Tax \$0.00

Prepared WITHOUT TITLE EXAMINATION by and mail after recording to:  
 John P. Paschal, Attorney at Law, PLLC  
 4904 Waters Edge Drive, Suite 100  
 Raleigh, NC 27606

Parcel Identification Number: 0061584

North Carolina )  
 )  
 Chatham County )

QUITCLAIM DEED

This deed, made and entered into this the 20<sup>th</sup> day of JUNE, 2024, by and between SARA A. SPARROW and husband, BERNARD SPARROW, 198 Pine Forest Drive, Siler City, North Carolina, 27344, ("Grantor"); and SARA A. SPARROW and husband, BERNARD SPARROW, of Chatham County, North Carolina, whose address is 198 Pine Forest Drive, Siler City, North Carolina, 27344 ("Grantee").

WITNESSETH:

That said Grantor, for and in consideration of valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, have remised and released and by these presents do remise, release, and forever quitclaim unto the Grantee and its successors and assigns all right, title, claim, and interest of the said Grantor in and to that certain lot or parcel of land situated in Matthews, Chatham County, North Carolina, and being more particularly described as follows:

**SEE ATTACHED "EXHIBIT A" FOR A FULL DESCRIPTION**

The purpose of this deed is to clarify ownership of the real property described in the attached Exhibit A, which was originally obtained by Grantor pursuant to deed recorded in Book 1725 at Page 440, Chatham County Registry.

The property conveyed herein is not the primary residence of Grantor.

To have and to hold the aforesaid tract or parcel of land and all privileges thereunto belonging to it the said Grantee and its heirs and assigns free and discharged from all right, title, claim or interest of the said Grantor or anyone claiming by, through or under them.

In Testimony Whereof, said Grantor has hereunto set its hand as of the day and year first above written.

Sara Sparrow  
SARA A. SPARROW

Bernard Sparrow  
BERNARD SPARROW

STATE OF NORTH CAROLINA

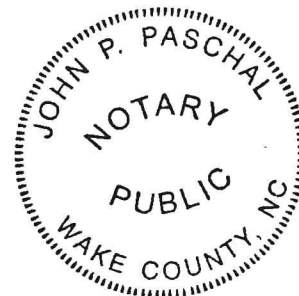
COUNTY OF WAKE

I, the undersigned Notary Public of the County and State aforesaid, do hereby certify that SARA A. SPARROW and husband, BERNARD SPARROW, Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 20<sup>th</sup> day of JUNE, 2024.

John P. Paschal  
Notary Public  
Printed Name: JOHN P. PASCHAL

My Commission expires: 08/30/2024



**EXHIBIT A**

Parcel ID: 0061584

All that certain tract or parcel of land lying and being in Matthews, Chatham County, North Carolina, and being more particularly described as follows:

All remaining acreage of parent tract as recorded in Deed Book 703, Page 321, which is the undeveloped portion known as Phase 3 site Plan for Autumn Estates Housing Development and described in Plat Book 93-391, Chatham County Registry, consisting of approximately 18.849 acres, more or less,

For back deed reference see deed recorded in Book 1725 at Page 440 of the Chatham County Registry.

FILED  
 CHATHAM COUNTY NC  
 LUNDAY A. RIGGSBEE  
 REGISTER OF DEEDS

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FILED Jun 25, 2024  
 AT 11:50:25 am  
 BOOK 02419  
 START PAGE 1035  
 END PAGE 1037  
 INSTRUMENT # 05376  
 EXCISE TAX (None)

Excise Tax \$0.00

Prepared WITHOUT TITLE EXAMINATION by and mail after recording to:  
 John P. Paschal, Attorney at Law, PLLC  
 4904 Waters Edge Drive, Suite 100  
 Raleigh, NC 27606

Parcel Identification Number: 0080836

North Carolina )  
 )  
 Chatham County )

QUITCLAIM DEED

This deed, made and entered into this the 20<sup>th</sup> day of JUNE, 2024, by and between SARA A. SPARROW and husband, BERNARD SPARROW, 198 Pine Forest Drive, Siler City, North Carolina, 27344, ("Grantor"); and SARA A. SPARROW and husband, BERNARD SPARROW, of Chatham County, North Carolina, whose address is 198 Pine Forest Drive, Siler City, North Carolina, 27344 ("Grantee").

WITNESSETH:

That said Grantor, for and in consideration of valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, have remised and released and by these presents do remise, release, and forever quitclaim unto the Grantee and its successors and assigns all right, title, claim, and interest of the said Grantor in and to that certain lot or parcel of land situated in Matthews, Chatham County, North Carolina, and being more particularly described as follows:

**SEE ATTACHED "EXHIBIT A" FOR A FULL DESCRIPTION**

The purpose of this deed is to clarify ownership of the real property described in the attached Exhibit A, which was originally obtained by Grantor pursuant to deed recorded in Book 1725 at Page 440, Chatham County Registry.

The property conveyed herein is not the primary residence of Grantor.

To have and to hold the aforesaid tract or parcel of land and all privileges thereunto belonging to it the said Grantee and its heirs and assigns free and discharged from all right, title, claim or interest of the said Grantor or anyone claiming by, through or under them.

In Testimony Whereof, said Grantor has hereunto set its hand as of the day and year first above written.

Sara Sparrow  
SARA A. SPARROW

Bernard Sparrow  
BERNARD SPARROW

STATE OF NORTH CAROLINA

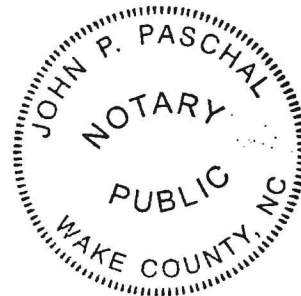
COUNTY OF WAKE

I, the undersigned Notary Public of the County and State aforesaid, do hereby certify that SARA A. SPARROW and husband, BERNARD SPARROW, Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 20<sup>th</sup> day of JUNE, 2024.

John P. Paschal  
Notary Public  
Printed Name: JOHN P. PASCHAL

My Commission expires: 08/30/2024



**EXHIBIT A**

Parcel ID: 0080836

All that certain tract or parcel of land lying and being in Matthews, Chatham County, North Carolina, and being more particularly described as follows:

All of the lot entitled "Common Area #1", consisting of 1.811 acres, more or less, of Phase 2, part 1, as set out in Plat entitled "Autumn Estates Housing Development", dated May 16, 2003, and recorded in Plat Slide 2003-317, Chatham County Registry.

For back deed reference see deed recorded in Book 1725 at Page 440 of the Chatham County Registry.