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START PAGE	0933
END PAGE	0934
INSTRUMENT #	01669
EXCISE TAX	\$0.00

Excise Tax: \$0.00

Mail after recording to: Grantee

This instrument was prepared by: Paul S. Messick, Jr., Gunn & Messick, PLLC, P.O. Box 880, Pittsboro, NC 27312

All or a portion of the property herein conveyed  X  includes or \_\_\_\_\_ does not include the primary residence of a Grantor (NCGS §105-317.2)

## NORTH CAROLINA GENERAL WARRANTY DEED

(PREPARED WITHOUT TITLE EXAMINATION)

THIS DEED, made this  8<sup>th</sup>  day of February, 2022 between ANN HARVEL HEARNE, and husband, DENNIS J. HEARNE, 471 Deer Run, Pittsboro, NC 27312; hereinafter referred to as GRANTOR; and PAUL WILSON HARVEL IV, 471 Deer Run, 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 New Hope Township, Chatham County, North Carolina and more particularly described as follows:

ALL of Lot 16R, containing 5.23 acres, more or less, according to the plat being entitled "Exempt Final Plat" prepared by Dean M. Rhoads, PLS dated February 10, 2016 and recorded in Plat Slide 2016-49, Chatham County Registry, reference to which is hereby made for a more particular description.

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 the property acquired by Grantor by instrument recorded in Book 1849, Page 377 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 Grantors have hereunto set their hands and seals the day and year first above written.

Ann Harvel Hearne (SEAL)  
ANN HARVEL HEARNE

Dennis J. Hearne (SEAL)  
DENNIS J. HEARNE

STATE OF NORTH CAROLINA  
COUNTY OF CHATHAM

I, a Notary Public of Chatham County and State aforesaid, certify that ANN HARVEL HEARNE and husband, DENNIS J. HEARNE personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 8<sup>th</sup> day of February, 2022.

My Commission Expires: 10-01-2025

Cathy L. Hearne  
Printed Name: Cathy L. Hearne  
Notary Public

