

FILED Jul 27, 2016  
AT 01:12:57 pm  
BOOK 01870  
START PAGE 0930  
END PAGE 0931  
INSTRUMENT # 07209  
EXCISE TAX (None)

Prepared by: Moody, Williams, Roper & Lee, LLP, P.O. Box 665, Siler City, NC 27344  
Return to: Grantee, 1000 Rives Chapel Church Road, Siler City, NC 27344

The property is not the primary residence of Grantor.  
No title work performed in preparation of this Deed.

NORTH CAROLINA ]  
] ]  
CHATHAM COUNTY ]

WARRANTY DEED

Revenue: N/A

THIS DEED, made and entered into this 18th day of July, 2016, by and between, **WILMA B. LEMONS, Widow of Charlie Wilson Lemons**, of 13671 US 64 West, Siler City, North Carolina 27344; **CHARLIE WILSON LEMONS, JR.**, of 13675 US 64 West, Siler City, North Carolina 27344 and **JANICE L. JARVIS**, of 4606 McKnight Mill Road, Greensboro, North Carolina 27405, as **Co-Executors of the Estate of Charlie Wilson Lemons**, parties of the first part; and **MICHAEL BROOKS LEMONS**, of 1000 Rives Chapel Church Road, Siler City, North Carolina 27344, party of the second part;

WITNESSETH:

THAT said parties of the first part for a valuable consideration paid them by the party of the second part, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto said party of the second part, his heirs, successors, and assigns, a certain tract or parcel of land, in Hickory Mountain Township, Chatham County, North Carolina, and described as follows:

BEGINNING at a point in the northwest corner of that tract identified as 5B, .523 Acres in Plat Slide 87-24, Chatham County Registry and being the northwest corner of that property conveyed to Harris Grove Baptist Church in Deed Book 506, Page 743, Chatham County Registry; thence from said point South 2° 4' 41" East 241.32 feet to an existing iron pipe in the southwest corner of the Harris Grove Baptist Church lot shown as Tract 2 in Plat Book 27, Page 8 of the Chatham County Registry; thence from existing iron pipe South 22° 8' 36" East 587.08 feet to an existing iron pipe in the northwest corner of that property conveyed to Michael B. Lemons in Deed Book 444, Page 407, Chatham County Registry and also shown in Plat Slide 87-24 of the Chatham County Registry; thence from existing iron pipe South 70° West 210.9 feet to the southwest corner of that lot conveyed to Michael Lemons in Deed Book 444, Page 407, Chatham County Registry; thence from said southwest corner due West 506.62 feet to the center of the Rocky River; thence following the center of the Rocky River in a northerly direction some 952.10 feet to a point designated as Point 70 in Plat Book 27, Page 8 of the Chatham County Registry; thence from the center of the Rocky River North 87° 44' 1/2" East 134.78 feet to a point designated as 50 on Plat Book 27, Page 8 of the Chatham County Registry; thence from said point 50 North 88° 40' West 146.27 feet to a point in the northwestern corner of that property conveyed to Harris Grove Baptist Church in Deed Book 506, Page 743 and shown as the northwest corner of Tract 5B in Plat Slide 87-24, Chatham County Registry, said point being the place of BEGINNING, containing 7.87 Acres, more or less.

(1) This conveyance is made pursuant Article III, Subsection A of the Last Will and Testament of Charlie Wilson Lemons filed in Estate File Number 14 E 455, Chatham County Clerk of Superior Court.

(2) This conveyance is made subject to all restrictive covenants, zoning regulations, easements and rights of way, and other encumbrances of record, if any.

TO HAVE AND TO HOLD the above described land and premises together with all privileges and appurtenances thereunto belonging to said party of the second part, his heirs, successors, and assigns, in fee simple forever.

AND said parties of the first part covenant that they are seized of said land in fee and have the right to convey the same in fee simple; that the same are free and clear of encumbrances; and that they will warrant and defend the title to the same against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, said parties of the first part have hereunto set their hands and seals, the day and year first above written.

Wilma B. Lemons (SEAL)  
WILMA B. LEMONS

Charlie Wilson Lemons, Jr. (SEAL)  
CHARLIE WILSON LEMONS, JR.

Janice L. Jarvis (SEAL)  
JANICE L. JARVIS

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STATE OF NORTH CAROLINA / COUNTY OF CHATHAM

I, the undersigned Notary Public of the County and State aforesaid do hereby certify that **WILMA B. LEMONS, Widow of Charlie Wilson Lemons**, personally appeared before me this day and acknowledged the due execution of the foregoing Deed.

WITNESS my hand and notarial seal, this the 26<sup>th</sup> day of July, 2016.



G. Todd Roper  
Notary Public  
Notary Typed Name: G. Todd Roper  
My Commission Expires: October 27, 2019

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STATE OF NORTH CAROLINA / COUNTY OF CHATHAM

I, the undersigned Notary Public of the County and State aforesaid do hereby certify that **CHARLIE WILSON LEMONS, JR. and JANICE L. JARVIS, as Co-Executors of the Estate of Charlie Wilson Lemons**, personally appeared before me this day and acknowledged the due execution of the foregoing Deed.

WITNESS my hand and notarial seal, this the 26<sup>th</sup> day of July, 2016.



Betty Jo Oldham  
Notary Public  
Notary Typed Name: Betty Jo Oldham  
My Commission Expires: February 21, 2021