

FILED
CHATHAM COUNTY NC
LUNDAY A. RIGGSBEE
REGISTER OF DEEDS

FILED May 17, 2022
AT 11:43:39 am
BOOK 02304
START PAGE 0126
END PAGE 0130
INSTRUMENT # 06161
EXCISE TAX (None)

Excise Tax \$ 0.00

Tax Lot No. _____ Parcel Identifier No. _____
Verified by _____ County on the 14~~th~~ day of _____, 20____
by _____

Mail after recording to: **Grantee**
This instrument was prepared by: Robert A. Foriquer, Attorney

Brief Description for the index _____

NORTH CAROLINA CORRECTED GENERAL WARRANTY DEED

THIS DEED made this _____ day of _____, 2022, by and between _____

GRANTOR	GRANTEE
Pamelia Kay Jacobs and spouse, Harold Gordon Jacobs, Jr.; Patsy Ann Bynum and spouse, Clarence Lamar Bynum; Cynthia Ruth Coffey and spouse, James Cecil Coffey.	Georgia Ruth Barth
	Property Address 13604 US Highway 64 W Siler City, NC 27344

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, that certain lot or parcel of land situated in Chatham County, North Carolina and more particularly described as follows:

See Attached Exhibit A

The above referenced property was conveyed to the above referenced Grantees in Deed Book 677, Page 368, Chatham County Public Registry.

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

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.

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

1. Subject to ad valorem taxes for 2022 and the following years.
2. Subject to easements, restrictions, covenants and rights of way of record as of the date of this conveyance.
3. Any liens or Deeds of Trust of record

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board

USE
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ONLY

Pamela Kay Jacobs
Pamela Kay Jacobs

Harold Gordon Jacobs, Jr.
Harold Gordon Jacobs, Jr.

SEAL-STAMP

USE
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ONLY

STATE OF NORTH CAROLINA COUNTY OF Buncombe

I, Allison Brumble, a Notary Public for the above State and County, do hereby certify that Pamela Kay Jacobs and Harold Gordon Jacobs, Jr. personally came 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 11 day of May, 2022.

My Commission Expires: 7/23/22

ALLISON BRUMBLE
NOTARY PUBLIC
HENDERSON COUNTY, NC
COMMISSION EXPIRES 7/23/2022

Allison Brumble
Notary Public

SEAL-STAMP

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STATE OF NORTH CAROLINA COUNTY OF MECKLENBURG

I, _____, a Notary Public for the above State and County, do hereby certify that _____ personally came 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 ___ day of _____, 2022.

My Commission Expires: _____

Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

REGISTER OF DEEDS FOR _____ COUNTY
By _____ Deputy/Assistant-Register of Deeds.

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Patsy Ann Bynum
Patsy Ann Bynum

Clarence Lamar Bynum
Clarence Lamar Bynum

Clarence Lamar Bynum

SEAL-STAMP

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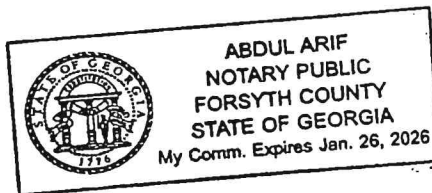
STATE OF ^{Georgia} ~~NORTH CAROLINA~~ COUNTY OF Forsyth

I, Abdul Arif, a Notary Public for the above State and County, do hereby certify that **Patsy Ann Bynum and Clarence Lamar Bynum** personally came 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 11 day of May, 2022.

My Commission Expires: 01/26/26

Abdul Arif
Notary Public



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ONLY

Cynthia Ruth Coffey
Cynthia Ruth Coffey

James Cecil Coffey
James Cecil Coffey

SEAL-STAMP

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ONLY

STATE OF NORTH CAROLINA COUNTY OF Brunswick
I, EUGENE COX a Notary Public for the above State and County, do hereby certify that Cynthia Ruth Coffey and James Cecil Coffey personally came 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 11 day of May, 2022.
My Commission Expires: 10/25/26

Eugene Cox
Notary Public

EUGENE COX
NOTARY PUBLIC
Brunswick County
North Carolina
My Commission Expires Oct. 25, 2026

EXHIBIT A

BEGINNING at an iron stake, Lester Johnson's corner, and running thence south 5 degrees 40 minutes west 336 feet to the center of U.S. Highway 64; thence with the center line of said U.S. Highway #64, south 84 degrees east 911 feet to a point in the center of said road; thence with the Junior Marley line, north 5 degrees 23 minutes east 376 feet to J. K. Boling's line; thence with the line of J. K. Boling and Lester Johnson, north 86 degrees 10 minutes west 911 feet to the beginning, and being the same tract of land conveyed to Georgia Ruth Hudson Barth by Merritt Smith and his wife, Lelia Smith, by deed bearing date of March 9, 1945 and recorded in Book J-H at page 259, Chatham County Registry; save and except therefrom any portion of the above described lands heretofore conveyed.