

FILED  
 CHATHAM COUNTY NC  
 LUNDAY A. RIGGSBEE  
REGISTER OF DEEDS  
 FILED Aug 21, 2020  
 AT 01:55:12 pm  
 BOOK 02138  
 START PAGE 1046  
 END PAGE 1047  
 INSTRUMENT # 10146  
 EXCISE TAX (None)

Excise Tax: \$0.00

Mail after recording to: Grantee

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

The property herein conveyed \_\_\_\_\_ 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 15<sup>th</sup> day of August, 2020 between JOHN R. HERNDON, P.O. Box 969, Pittsboro, NC 27312; hereinafter referred to as GRANTOR; and CHRISTIANA B. HERNDON a/k/a CHRISTIANA F. BACHMANN-HERNDON, 916 East St., #969, 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 that certain lot or parcel of land situated in Center Township, Chatham County, North Carolina and more particularly described as follows:

ALL of Lots 1, 2, 3 and 4, inclusive according to plat entitled "Minor Subdivision for John Herndon" prepared by Mauldin -Watkins Surveying, P.A. dated October 22, 2019 revised June 22, 2020, recorded in Plat Slide 2020-146, 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.

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

1. Easement recorded in Book 2138, Page 643, Chatham County Registry.
2. Declaration of Easements and Provisions for Road Maintenance recorded in Book 2138, Page 586, Chatham County Registry.
3. Declaration of Covenants, Conditions, and Restrictions for Herndon Creek recorded in Book 2138, Page 589, Chatham County Registry.
4. Chatham County ad valorem taxes for 2020.

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

John R. Herndon (SEAL)  
 JOHN R. HERNDON, a free trader

STATE OF NORTH CAROLINA  
 COUNTY OF Chatham

I, a Notary Public of Harnett County and State aforesaid, certify that JOHN R. HERNDON, a free trader, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 15<sup>th</sup> day of August, 2020.

My Commission Expires: 10-13-2022

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



FILED	Aug 20, 2020
AT	03:34:18 PM
BOOK	02138
START PAGE	0584
END PAGE	0585
INSTRUMENT #	10089
EXCISE TAX	\$0.00

Excise Tax: \$0.00

Mail after recording to: Grantee

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

The property herein conveyed \_\_\_\_\_ 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 13<sup>th</sup> day of August, 2020 between TERRY L. HERNDON and wife, CAROLE W. HERNDON, 2695 NC HWY 87 N, Pittsboro, NC 27312; hereinafter referred to as GRANTOR; and JOHN R. HERNDON, P.O. Box 969, 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 of Grantor's one-half (1/2) undivided interest in that certain lot or parcel of land situated in Center Township, Chatham County, North Carolina and more particularly described as follows:

ALL of Lots 1, 2, 3 and 4, inclusive according to plat entitled "Minor Subdivision for John Herndon" prepared by Mauldin -Watkins Surveying, P.A. dated October 22, 2019 revised June 22, 2020, recorded in Plat Slide 2020-146, Chatham County Registry, reference to which is hereby made for a more particular description.

Grantee and Terry L. Herndon are the beneficiaries of Katherine C. Herndon Perry who died testate July 14, 2014. See estate file 15 E 124 in the office of the Clerk of Superior Court.

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 a one-half undivided interest in 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:

Easements and restrictions of record.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.

Terry L. Herndon (SEAL)  
TERRY L. HERNDON

Carole W. Herndon (SEAL)  
CAROLE W. HERNDON

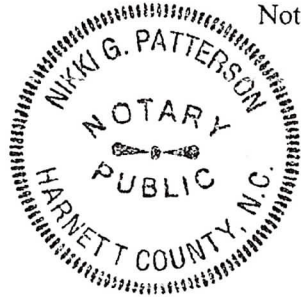
STATE OF NORTH CAROLINA  
COUNTY OF Chatham

I, a Notary Public of Harnett County and State aforesaid, certify that TERRY L. HERNDON and wife, CAROLE W. HERNDON personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 14<sup>th</sup> day of August, 2020.

My Commission Expires: 10-13-2022

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



FILED	Aug 20, 2020
AT	03:33:46 PM
BOOK	02138
START PAGE	0582
END PAGE	0583
INSTRUMENT #	10088
EXCISE TAX	\$0.00

Excise Tax: \$0.00

Mail after recording to: Grantee

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

The property herein conveyed \_\_\_\_\_ 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 13<sup>th</sup> day of August, 2020 between JOHN R. HERNDON, free trader, P.O. Box 969, Pittsboro, NC 27312; hereinafter referred to as GRANTOR; and TERRY L. HERNDON and wife, CAROLE W. HERNDON, 2695 NC Hwy 87 N, 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 of Grantor's one-half (1/2) undivided interest in that certain lot or parcel of land situated in Center Township, Chatham County, North Carolina and more particularly described as follows:

ALL of that certain tract or parcel of land denominated as "New Parent Tract" containing 15.057 acres, more or less, according to a plat entitled "Minor Subdivision for John Herndon" prepared by Mauldin - Watkins Surveying, P.A. dated October 22, 2019 revised June 22, 2020, recorded in Plat Slide 2020-146, Chatham County Registry, reference to which is hereby made for a more particular description.

Grantor and Terry L. Herndon are the beneficiaries of Katherine C. Herndon Perry who died testate July 14, 2014. See estate file 15 E 124 in the office of the Clerk of Superior Court.

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 a one-half undivided interest in 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:

Easements and restrictions of record.

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

John R. Herndon (SEAL)  
JOHN R. HERNDON, free trader

STATE OF NORTH CAROLINA  
COUNTY OF Crawford

I, a Notary Public of Harnett County and State aforesaid, certify that JOHN R. HERNDON, free trader personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 13<sup>th</sup> day of August, 2020.

My Commission Expires: 10-13-2022

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

