

NORTH CAROLINA
REC'D 22 88
EXCISE TAX
\$ 13.50

00585

BOOK 523 PAGE 248

Excise Tax

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by County on the day of 19 ..
by

Mall after recording to L. T. Dark, Jr., Attorney, P. O. Drawer L, Siler City, NC 27344

This instrument was prepared by L. T. Dark, Jr., Attorney, Siler City, NC 27344

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 10th day of February, 1988, by and between

GRANTOR

ROBERT H. JOHNSON and
MARGARET S. JOHNSON
Route 4, Siler City, NC 27344

GRANTEE

PHILIP H. JOHNSON and
MYRA B. JOHNSON
Route 4, Box 175-A
Siler City, NC 27344

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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

TRACT NO. 1:

BEGINNING at an old iron stake, corner with Philip H. and Myra B. Johnson in the western line of Clyde Jordan, and being designated as Point No. 2 on plat entitled "Survey for Robert H. Johnson and Margaret S. Johnson, and Philip H. Johnson and Myra B. Johnson, which plat is dated January 18, 1988 and was prepared by James D. Hunter, Registered Surveyor, and running thence with the Jordan line South, 07 degrees 38 minutes 19 seconds West, 364.80 feet to an old stone in branch at Point No. 41, corner with Headen; thence with line of Clyde Headen et ux and with line of Clarence Foushee South, 09 degrees 10 minutes 19 seconds West, and through Point No. 42, 954.77 feet to an old stone corner with pointers at Point No. 43, a common corner of Clarence Foushee and Clyde Foushee; thence with Clyde Foushee's line South, 9 degrees 55 minutes 15 seconds West, 822.23 feet to an iron stake with pointers at Point No. 28, corner with Clyde Foushee in the northern line of Tract D; thence with line of Tract D North, 82 degrees 18 minutes 18 seconds West, 445.99 feet to an iron stake, corner with Tract C at Point No. 27; thence a new line North, 08

degrees 26 minutes 29 seconds East, and through an iron stake at Point No. 11 to an old iron stake with pointers at Point 10, corner with Philip H. Johnson et ux; thence with line of Philip H. Johnson et ux South, 80 degrees 13 minutes 47 seconds East, 474.37 feet to an old iron stake at Point No. 9, the point and place of BEGINNING, containing 23.069 acres by DMD, and being all of Tract B as described and designated on plat hereinbefore referred to.

For title reference see Deed recorded in Book 494 at Page 100, and Deed recorded in Book L. W. at Page 251, Chatham County Registry.

TRACT NO. 2:

BEGINNING at an old iron stake with pointers at Point No. 30 as designated and described upon plat entitled "Survey for Robert H. and Margaret S. Johnson and Philip H. and Myra B. Johnson" which plat is dated the 18th day of January, 1988 and was prepared by James D. Hunter, Registered Surveyor, corner with Boling Chair Company, Spence Heirs and Bray Heirs, and running thence with line of Bray Heirs North, 82 degrees 20 minutes 03 seconds West, 524.90 feet to an old iron stake at Point No. 31; thence North, 82 degrees 19 minutes 54 seconds West, 13.20 feet to an iron stake at Point No. 32; thence a new line North, 08 degrees 26 minutes 29 seconds West, 533.71 feet to an iron stake at Point No. 27 corner with Tracts A, B, and C; thence with line of Tract E South, 82 degrees 18 minutes 18 seconds East, 445.99 feet to an old iron stake with pointers at Point No. 28; thence South, 81 degrees 06 minutes 11 seconds East, 104.29 feet to an old stone corner with pointers at Point No. 29; thence with line of Boling Chair Company South, 09 degrees 45 minutes 21 seconds West, 531.55 feet to an old iron stake with pointers at Point No. 30, the point and place of BEGINNING, containing 6.663 acres by DMD and being all of Tract D as described and designated upon plat hereinbefore referred to.

For title reference see: Book 518 Page 924; Book 407 Page 657 and Book 359 Page 34, Chatham County Registry.

00287

168 186

BOOK 523 PAGE 250

The property hereinabove described was acquired by Grantor by instrument recorded in

A map showing the above described property is recorded in Plat ^{Slide 88-34} ~~XXXXXXXXXXXX~~

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. Chatham County ad valorem taxes for the year 1988 and subsequent years, and by the acceptance of this deed Grantee assumes and agrees to pay said taxes.

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 of Directors, the day and year first above written.

.....
(Corporate Name)

By:

..... President

ATTEST:

..... Secretary (Corporate Seal)

.....
(Corporate Name)

By:

..... President

ATTEST:

..... Secretary (Corporate Seal)

USE BLACK INK ONLY

USE BLACK INK ONLY

Robert H. Johnson (SEAL)
Robert H. Johnson

Margaret S. Johnson (SEAL)
Margaret S. Johnson

..... (SEAL)

..... (SEAL)

..... (SEAL)

..... (SEAL)

..... (SEAL)

..... (SEAL)



NORTH CAROLINA, CHATHAM County. I, a Notary Public of the County and State aforesaid, certify that Robert H. Johnson and wife, Margaret S. Johnson Grantor personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 17th day of February, 1988. My commission expires: 02/17/90. Rebecca L. Andrew Notary Public

NORTH CAROLINA, CHATHAM COUNTY The foregoing certificate(s) of Rebecca L. Andrew, Notary (Notaries) Public is (are) certified to be correct. This instrument was presented for registration at 11:00 o'clock A.M. on February 22, 1988 and recorded in Book 523, Page 248.

FLEET DARNER REDDISH Register of Deeds By: Shirley A. White Assistant

Use Black Ink Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this day of 19. My commission expires: Notary Public

SEAL - STAMP NORTH CAROLINA, County. I, a Notary Public of the County and State aforesaid, certify that Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this day of 19. My commission expires: Notary Public

SEAL - STAMP NORTH CAROLINA, County. I, a Notary Public of the County and State aforesaid, certify that personally came before me this day and acknowledged that he is Secretary of a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by as its Secretary. Witness my hand and official stamp or seal, this day of 19. My commission expires: Notary Public

SEAL - STAMP NORTH CAROLINA, County. I, a Notary Public of the County and State aforesaid, certify that personally came before me this day and acknowledged that he is Secretary of a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by as its Secretary. Witness my hand and official stamp or seal, this day of 19. 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.

1200 11:00