

Easement

BOOK 1416 PAGE 91

Prepared by W. Ben Atwater, Jr.
P. O. Box 629, Siler City, NC 27344

FILED
CHATHAM COUNTY NC
TREVA B. SEAGROVES
REGISTER OF DEEDS

Mail to: Virginia P. Degraffenreidt
6084 Pleasant Hill Church Rd., Siler City, NC 27344

FILED	Jul 29, 2008
AT	02:33:09 pm
BOOK	01416
START PAGE	0091
END PAGE	0092
INSTRUMENT #	08910
EXCISE TAX	(None)

NORTH CAROLINA)	
)	NON-WARRANTY DEED
CHATHAM COUNTY)	
(No Title search performed)		No Revenue

THIS DEED, made and entered into this 21st day of July, 2008, by and between
VIRGINIA PUGH DEGRAFFENREIDT, a single person, party of the first part,
AND

DEBORAH D. SEYMORE, ROBERT L. DEGRAFFENREIDT, and SAMUEL J. DEGRAFFENREIDT, of 6084 Pleasant Hill Church Rd., Siler City, NC 27344, parties of the second part,

WITNESSETH:

THAT said party of the first part, for and consideration of the sum of One Dollar, together with other good and valuable considerations, to her, in hand paid by said parties of the second part, and by these presents does hereby bargain, sell and convey unto said parties of the second part their heirs and assigns, a certain tract or parcel of land lying and being in Hickory Mountain Township, Chatham County, North Carolina, and more particularly described as follows:

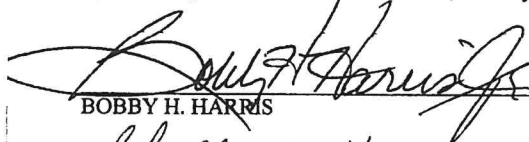
TRACT ONE: BEGINNING at an iron pipe in the southern margin of SR #1506, said iron pipe being located 392 feet along said southern margin of SR #1506 from its intersection with Beatrice Pugh's eastern line and running thence South 26° 30' West 210 feet to an iron pipe; thence North 63° 30' West 210 feet to an iron pipe; thence North 26° 30' East 210 feet to an iron pipe in the southern margin of SR #1506; thence along the southern margin of SR #1506. South 63° 30' East 210 feet to the point of BEGINNING, containing 1 acre, more or less.

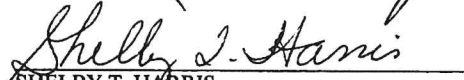
For chain of title see Deed Book 433, Page 737, Chatham County Registry.

TRACT TWO: BEGINNING at an existing iron stake southwest corner of Degraffenreidt and running thence with the line of DeGraffenreidt South 64° 22' 37" East 210 feet to an existing iron stake; thence South 03° 12' 19" East 231.42 feet to an iron stake; thence North 75° 21' 45" West 273.00 feet to an existing iron stake, southeast corner of Lot C; thence with the line of Lot C North 36° 23' 43" East 247.39 feet to an existing iron stake; thence North 60° 16' 32" West 266.15 feet to an existing iron stake; thence North 70° 20' 47" east 159.59 feet to the point and place of BEGINNING, containing 1.90 acres, more or less, and being all of Lot 3A.

This conveyance is made subject to a 30-foot non-exclusive, perpetual private access easement along the entire eastern boundary as more particularly shown upon survey entitled "Division Among Heirs for Odell Pugh".

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or if corporate, have 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.

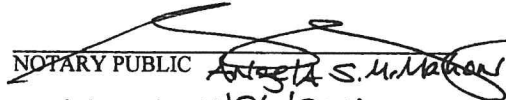
 (SEAL)
BOBBY H. HARRIS

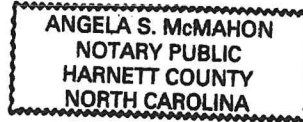
 (SEAL)
SHELBY T. HARRIS

STATE OF NORTH CAROLINA
COUNTY OF CHATHAM

I, a Notary Public for Harnett County and aforesaid State, do hereby certify that BOBBY H. HARRIS AND SHELBY T. HARRIS personally came before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this 5th day of February, 2007.

NOTARY PUBLIC 
My commission expires: 11/26/2011



1314
0718

Easement

FILED
CHATHAM COUNTY
REBA G. THOMAS
REGISTER OF DEEDS

FILED Feb 06, 2007
AT 08:31:12 am
BOOK 01314
START PAGE 0718
END PAGE 0719
INSTRUMENT # 01526

BOOK 1314 PAGE 718

EXCISE TAX: \$0.00

PREPARED BY: LUNDAY A. RIGGSBEE, ATTORNEY AT LAW, P.O. BOX 754, PITTSBORO, NC
RETURN TO: GRANTEE @ 38 VICTORIA DRIVE, PITTSBORO, NC 27312

NORTH CAROLINA GENERAL WARRANTY DEED

This Deed made this 5 day of February, 2007, by and between BOBBY H. HARRIS AND SHELBY T. HARRIS, A MARRIED COUPLE - GRANTOR TO RICHARD D. URBAN - GRANTEE.

WITNESSETH:

That the Grantors, for a valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantees in fee simple all those certain tracts or parcels of land situated in Hickory Mountain Township, Chatham County, North Carolina, and being more particularly described as follows:

A 50% INTEREST IN THE FOLLOWING:

BEGINNING at an existing iron stake southwest corner of the hereinafter described property, and running south 76 degrees 36 minutes 10 seconds east 199.83 feet to an existing iron stake, and thence continuing south 76 degrees 36 minutes 10 seconds east 208.03 feet to an iron stake; thence south 01 degree 27 minutes 36 seconds west 293.67 feet to an iron stake; thence south 88 degrees 32 minutes 24 seconds east 266.00 feet to an iron stake; thence north 01 degree 27 minutes 36 seconds east 385.24 feet to an iron stake; thence north 75 degrees 21 minutes 45 seconds west 273.20 feet to an existing iron stake; thence north 60 degrees 03 minutes 31 seconds west 265.86 feet to an existing iron stake; thence south 47 degrees 10 minutes 30 seconds west 205.60 feet to an iron stake; thence south 20 degrees 26 minutes 34 seconds west 55.53 feet to the point and place of BEGINNING, being all the property of Percy Pugh

This conveyance is made subject to a 30 foot private access easement along the eastern boundary.

There is further conveyed a 30 foot access and utility easement from the above described property to NCSR 1506 over and upon that existing 30 foot easement, as more particularly described as an attachment to deeds recorded in Book 489, Page 927, and Book 436, Page 110, Chatham County Registry.

This conveyance is made subject to the following:

All utilities, restrictions, rights-of- way and easements of record, if any.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And, said parties of the first part do covenant that they are seized of said lands in fee and have the right to convey the same in fee simple, that the same are free and clear of all encumbrances and that they will warrant and defend the title herein conveyed against the lawful claims of all persons whomever.

TRACT THREE: BEGINNING at an existing iron stake corner with Alston in the line of Baldwin and running thence with the line of Alston North 01° 26' 43" East 361.59 feet to an existing iron stake; thence North 79° 45' 17" West 362.78 feet to an iron stake; thence South 01° 27' 36" West 181.91 feet to an existing iron stake; thence continuing South 01° 27' 36" West 179.68 feet to an existing iron stake; thence South 81° 07' 22" East 362.44 feet to the point and place of BEGINNING, containing **3.00 acres**, more or less. The above described property is not approved as a separate building lot, but is instead designated as a non-building lot. There is further conveyed a 30-foot private perpetual, non-exclusive access easement from the above described property in a generally north direction to N.C.SR #1506, which easement is shown on map recorded in Book _____, Page _____, Chatham County Registry.

For chain of title see Deed Book 948, Page 213, Chatham County Registry.

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

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

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

Virginia Pugh Degraffenreidt (Seal)
VIRGINIA PUGH DEGRAFFENREIDT

STATE OF NORTH CAROLINA, CHATHAM COUNTY:

I, a notary public, of said county and state, do hereby certify that **Virginia Pugh Degraffenreidt** personally appeared before me this day and acknowledged the due execution of the foregoing deed for the purposes therein expressed.

WITNESS my hand and notarial seal this the 23rd day of July, 2008.

My commission expires:
03-07-2010



Mary Alice G. Kennedy
NOTARY PUBLIC