

FILED
 CHATHAM COUNTY NC
 LUNDAY A. RIGGSBEE
 REGISTER OF DEEDS

FILED Jun 07, 2023
 AT 02:58:00 pm
 BOOK 02366
 START PAGE 0095
 END PAGE 0112
 INSTRUMENT # 04958
 EXCISE TAX (None)

Prepared by Atwater & Lee, LLP
 W. Ben Atwater, Jr., Attorney
 P. O. Box 629, Siler City, NC 27344
 Mail to: Gloria Jean Alston
 2125 Eveton Lane
 Sanford, NC 27330

NORTH CAROLINA)
)
 CHATHAM COUNTY) NON-WARRANTY DEED
)
) No Revenue

This is not Grantors' primary residence
 No Title search or closing performed

THIS DEED, made and entered into this _____ day of August, 2022, by and between **HERMAN BALDWIN and wife, WENDY BALDWIN**, of 320 Nash Baldwin Rd, Pittsboro, NC 27312; **HENRY CLIFTON BALDWIN, unmarried**, of 103 Fortuna Drive, Simpsonville, SC 29681; **GENIS BALDWIN and wife, FRANKIE BALDWIN**, of 316 Nash Baldwin Rd., Pittsboro, NC 27312; **PAMELA ANN BALDWIN, unmarried**, of PO Box 1608, Pittsboro, NC 27312; **VERNON GARY BALDWIN, unmarried**, of #103 14280 19A Ave., Surrey British Columbia V4A8W2, Canada; **PHILLIP BALDWIN and wife, WYNELL BALDWIN**, of 111 Brockman Road, Greenville, NC 29615; **RAYMOND SAMUEL BALDWIN, unmarried**, of 13405 Stumpton Road, Huntersville, NC 28078; **VANESSA P. McVISER, unmarried**, of 3180 Barbecue Church Rd., Sanford, NC 27342; **CYNTHIA P. RICHMOND, unmarried**, of 16865 N.C. W, Sanford, NC 27342; **JERRY S. ALSTON, unmarried**, of 2826 Camerson Drive, Sanford, NC 27330; **GEORGE D. ALSTON, unmarried**, of PO Box 1094, Pittsboro, NC 27312; **DANIEL ALSTON, unmarried**, of PO Box 842, Pittsboro, NC 27312; **BRENDA K. ALSTON, unmarried**, of PO Box 130, Pittsboro, NC 27312; **RICKY B. ALSTON, unmarried**, of USA GBAVARIA CMR S#411, Box 3148, APO 09112; **EARNEST PUGH and wife, LAURA J. PUGH**, of 5982 Pleasant Hill Church

BK 2366 PG 0096

Rd., Siler City, NC 27344; **ROBERT DEGRAFFEAREADT and wife, SYLVIA DEGRAFFEAREADT**, of 6072 Pleasant Hill Church Rd., Siler City, NC 27344; **SAMUEL DEGRAFFENREADT, unmarried**, of 41 Aster lane, Pittsboro, NC 27312; **FRANKLIN SEYMORE and wife, DEBORAH SEYMORE**, of 52 Lille Lane, Siler City, NC 27344, Grantors,
AND

GLORIA JEAN ALSTON, unmarried, of 2125 Eveton Lane, Sanford, NC 27330 Grantee,

WITNESSETH:

That said parties of the first part, for and consideration of the sum of One Dollar, together with other good and valuable considerations, to them, in hand paid by said parties of the second part their heirs and assigns, certain tract or parcel of land lying and being in Hickory Mountain Township Chatham County North Carolina, ad more particularly described as follows:

Being a 18.580-acre tract, more or less, as shown on a Plat entitled "Survey for Odell Pugh Heirs", dated July 14, 2022, and prepared by Survey Carolina, PLLC and recorded in Plat Slide 2022-233, Chatham County Registry

For chain of title see Deed Book G-O, Page 479, Chatham County Registry.

(1) The above described property is subject to any rights of way which might now exist of record including utility easements.

(2) The above described property is subject to any matters which a recent and accurate survey might disclose.

(3) The above described property is subject to any and all Chatham County zoning ordinances.

(4) The above described property is subject to any and all restrictive and Protective Covenants of record.

(5) The 2022 Chatham County taxes shall be pro-rated by the Grantors and Grantee.

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 Grantors covenant with the Grantee, that Grantors are seized of the premises in fee simple, and have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have duly executed the foregoing as of the day and year first above written.

Daniel Alston (Seal)
DANIEL ALSTON

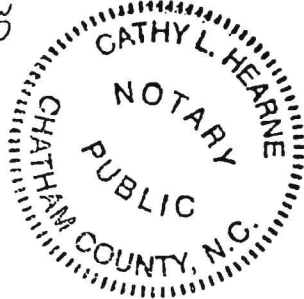
NORTH CAROLINA, Chatham COUNTY:

I, a notary public of said county and state, do hereby certify that **Daniel Alston** 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 23 day of August, 2022.

Cathy L. Hearne
NOTARY PUBLIC

My commission expires: 10-01-2025

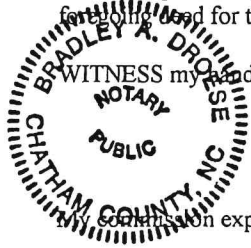


Genis Baldwin (Seal)
GENIS BALDWIN

Frankie Baldwin (Seal)
FRANKIE BALDWIN

NORTH CAROLINA, CHATHAM COUNTY:

I, a notary public of said county and state, do hereby certify that **Genis Baldwin and wife, Frankie Baldwin**, personally appeared before me this day and acknowledged the due execution of the foregoing and for the purposes therein expressed.



WITNESS my hand and notarial seal this the 20th day of September, 2022.

Bradley A. Drouse
NOTARY PUBLIC

Commission expires: August-12-2023

Franklin Seymore (Seal)
FRANKLIN SEYMORE

Deborah Seymore (Seal)
DEBORAH SEYMORE

NORTH CAROLINA, Chatham COUNTY:

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

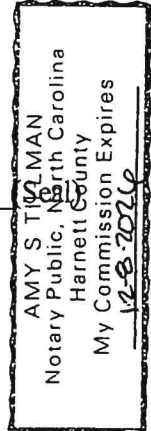
WITNESS my hand and notarial seal this the 22 day of August, 2022.

Krishanta Brown
NOTARY PUBLIC

My commission expires: May 16, 2027



George D. Alston
GEORGE D. ALSTON



NORTH CAROLINA, LEE COUNTY:

I, a notary public of said county and state, do hereby certify that **George D. Alston** 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 26th day of August, 2022.

Amy S. Tillman
NOTARY PUBLIC

My commission expires: Dec 8, 2024

Samuel D. Degraffenreadt (Seal)
SAMUEL DEGRAFFENREADT

NORTH CAROLINA, Chatham COUNTY:

I, a notary public of said county and state, do hereby certify that **Samuel Degraffenreadt** 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 24th day of August, 2022.

G BRADY CARTER
Notary Public, North Carolina
Orange County
My Commission Expires
March 19, 2025

G. Brady Carter
NOTARY PUBLIC

My commission expires: 03/19/2025

Henry Clifton Baldwin (Seal)
HENRY CLIFTON BALDWIN

SOUTH CAROLINA, Greenville COUNTY:

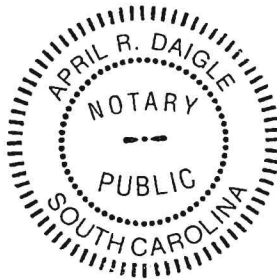
I, a notary public of said county and state, do hereby certify that **Henry Clifton Baldwin** personally appeared before me this day and acknowledged the due execution of the foregoing deed for the purposes therein expressed.

WITNESS my hand and notarial seal this the 15 day of September, 2022.

April R. Daigle
NOTARY PUBLIC

My commission expires:

8.25.2032



Raymond Samuel Baldwin (Seal)
RAYMOND SAMUEL BALDWIN

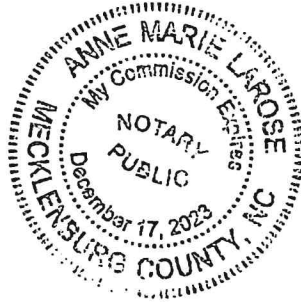
NORTH CAROLINA, Mecklenburg COUNTY:

I, a notary public of said county and state, do hereby certify that **Raymond Samuel Baldwin**, 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 22nd day of September, 2022.

[Signature]
NOTARY PUBLIC

My commission expires:
12-17-2023



SIGNATURE PAGES TO FOLLOW:

Herman Baldwin (Seal)
HERMAN BALDWIN

Wendy Baldwin (Seal)
WENDY BALDWIN

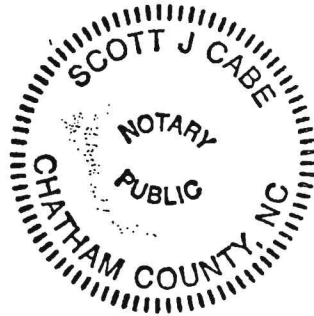
NORTH CAROLINA, CHATHAM COUNTY:

I, a notary public of said county and state, do hereby certify that **Herman Baldwin and wife, Wendy Baldwin** 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 20 day of September, 2022.

[Signature]
NOTARY-PUBLIC

My commission expires:
July 13, 2025



Robert Degraffearadt (Seal)
ROBERT DEGRAFFEARADT

Sylvia Degraffearadt (Seal)
SYLVIA DEGRAFFEARADT

NORTH CAROLINA, Wake COUNTY:

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

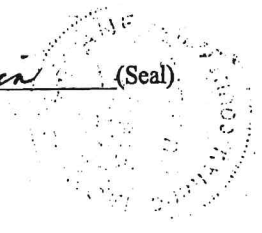
WITNESS my hand and notarial seal this the 13th day of January, ~~2022~~ 2023^{kw}

Kacie Wallace
NOTARY PUBLIC

My commission expires: May 18, 2024

KACIE WALLACE
Notary Public
Wake Co., North Carolina
My Commission Expires May 18, 2024

Pamela Ann Baldwin (Seal)
PAMELA ANN BALDWIN



NORTH CAROLINA, CHATHAM COUNTY:

I, a notary public of said county and state, do hereby certify that **Pamela Ann Baldwin** 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 21st day of September, 2022.

Monica Lesane
NOTARY PUBLIC

My commission expires:

9/21/2023

Jerry S. Alston (Seal)
JERRY S. ALSTON

NORTH CAROLINA, Lee COUNTY:

I, a notary public of said county and state, do hereby certify that **Jerry S. Alston** 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 4th day of October, 2022.

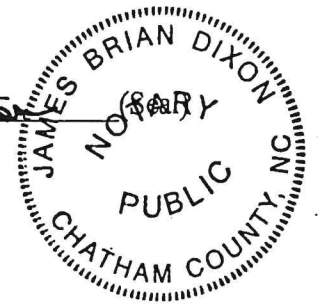
Deborah Hickman
NOTARY PUBLIC
Deborah Hickman

My commission expires:

December
4. 2025



Brenda K. Alston
BRENDA K. ALSTON



NORTH CAROLINA, Chatham COUNTY:

I, a notary public of said county and state, do hereby certify that **Brenda K. Alston** 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 30th day of August, 2022.

James Brian Dixon
NOTARY PUBLIC

My commission expires:

June-11-2026

Vernon Gary Baldwin (Seal)
VERNON GARY BALDWIN



NORTH CAROLINA, CHATHAM COUNTY:

I, a notary public of said county and state, do hereby certify that Vernon Gary Baldwin, 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 26th day of September, 2022.

Monica Leane
NOTARY PUBLIC

My commission expires:

9/21/2023

Earnest Pugh (Seal)
EARNEST PUGH

Laura J. Pugh (Seal)
LAURA J. PUGH

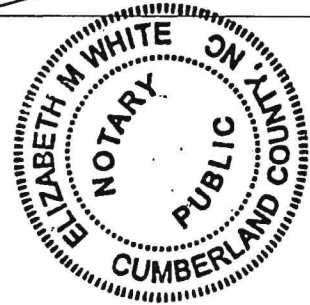
NORTH CAROLINA, Chatham COUNTY:

I, a notary public of said county and state, do hereby certify that **Earnest Pugh and wife, Laura J. Pugh**, 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 5th day of June, 2022^s

[Signature]
NOTARY PUBLIC

My commission expires:
May 24 25

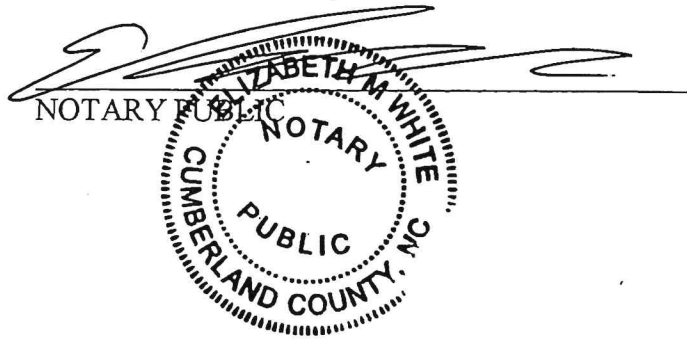


Cynthia P Richmond (Seal)

North Carolina, Chatham County

I, a notary public of said county and state, do hereby certify that Cynthia P Richmond 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 5th day of June, 2022³



My commission expires:
May 21, 25

Vanessa P. McViser (Seal)
Vanessa P. McViser

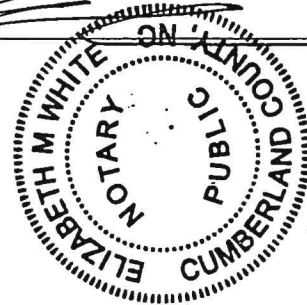
North Carolina, Chatham County

I, a notary public of said county and state, do hereby certify that ~~Vanessa P. McViser~~ 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 5th day of June, 2023


NOTARY PUBLIC

My commission expires:
May 7 25



FILED
 CHATHAM COUNTY NC
 LUNDAY A. RIGGSBEE
 REGISTER OF DEEDS

FILED Sep 21, 2023
 AT 02:56:25 pm
 BOOK 02382
 START PAGE 0195
 END PAGE 0196
 INSTRUMENT # 08371
 EXCISE TAX (None)

Prepared by: Moody, Williams, Atwater & Lee LLP
 W. Ben Atwater, Jr., PO Box 629, Siler City, NC 27344
 Mail to: Gloria Jean Alston
 2125 Eveton Lane
 Sanford NC 27330

NORTH CAROLINA)
)
)
)
 CHATHAM COUNTY) No Revenue

No Title search or closing performed

THIS DEED made this 17 day of September, 2023, by and between **PHILLIP M. BALDWIN and wife WYNELL H. BALDWIN**, of 111 Brockman Road, Greenville, SC 29615, Grantors,

A N D

GLORIA JEAN ALSTON, unmarried, of 2125 Eveton Lane, Sanford, North Carolina, 27330, Grantee,

The designated Grantors and Grantee as used herein shall include said parties, their heirs, successors, and assign, and shall include singular, plural, masculine, feminine or neuter as required by context.

W I T N E S S E T H:

That the Grantors for and in consideration of the sum of One Dollar (\$1.00) to them in hand paid, the receipt of which is hereby acknowledged, have remised and released and by these presents do remise, release, convey and forever quitclaim unto party of the second part, her heirs and/or successors and assigns, all right, title claim and interest of the said parties of the first part in and to that certain lot or parcel of land situated in, Hickory Mountain Township, Chatham County, North Carolina, and more particularly described as follows:

Being a 18.580-acre tract, more or less, as shown on a Plat entitled "Survey for Odell Pugh Heirs" dated July 14, 2022, and prepared by Survey Carolina, PLLC and recorded in Plat Slide 2022-233, Chatham County Registry.

For chain of title see Deed Book G-O Page 479, Chatham County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee, her heirs and/or successors and assigns, free and discharged from all right, title, claim or interest of the Grantors or anyone claiming by, through or under her.

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

Easements, restrictions, rights-of-way of record, if any, ad-valorem taxes for the current year.

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

 (Seal)
PHILLIP M. BALDWIN

 (Seal)
WYNELL H. BALDWIN

SOUTH CAROLINA, Greenville COUNTY:

I, a notary public of said county and state do hereby certify that **Phillip M. Baldwin and wife, Wynell H. Baldwin**, 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 17 day of September, 2023.


NOTARY PUBLIC

My commission expires:



LYSHEDRA A. WILLIAMS
Notary Public, State of South Carolina
My Commission Expires 03/24/2032

FILED	
CHATHAM COUNTY NC	
LUNDAY A. RIGGSBEE	
REGISTER OF DEEDS	
FILED	Oct 04, 2023
AT	12:15:52 pm
BOOK	02384
START PAGE	0073
END PAGE	0075
INSTRUMENT #	08746
EXCISE TAX	(None)

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

Mail to: Gloria Jean Alston
2125 Eveton Lane
Sanford NC 27330

NORTH CAROLINA)
)
CHATHAM COUNTY) NON-WARRANTY DEED

(No Title search or closing performed) No Revenue

This is not Grantors' primary residence

THIS DEED, made and entered into this 3 day of October, 2023, by and between **GEORGE D. ALSTON, unmarried**, of PO Box 1094, Pittsboro, NC 27312; **DANIEL ALSTON unmarried**, of PO Box 842, Pittsboro, NC 27312; and **BRENDA K. ALSTON, unmarried**, of PO Box 130, Pittsboro, NC 27312, being all the heirs at law of Ricky B. Alston, deceased, Grantors,

AND

GLORIA JEAN ALSTON, of 2125 Eveton Lane, Sanford, NC 27330, Grantee,

WITNESSETH:

THAT said parties of the first part, for and in consideration of the sum of One Dollar, together with other good and valuable considerations, to them, in hand paid by said party of the second part, and by these presents do hereby bargain, sell and convey to said party of the second

part her heirs and assigns tracts or parcels of land lying and being in Hickory Mountain Township, Chatham County, North Carolina, and more particularly described as follows:

Being a 18.580-acre tract, more or less, as shown on a Plat entitled “**Survey for Odell Pugh Heirs**”, dated July 14, 2022, and prepared by Survey Carolina, PLLC and recorded in **Plat Slide 2022-233**, Chatham County Registry.

For chain of title see Deed Book G-O, Page 49, Chatham County Registry.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges thereunto belonging to the party of the second part and her heirs and assigns free and discharged from all right, title, claim or interest of the said parties of the first part or anyone claiming by, through or under it.

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

IN WITNESS WHEREOF, the Grantors have duly executed the foregoing as of the day and year first above written.

George D. Alston (Seal)
GEORGE D. ALSTON

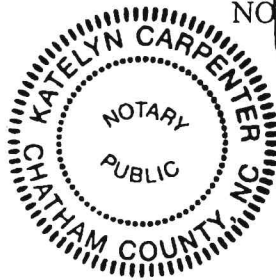
STATE OF NORTH CAROLINA, CHATHAM COUNTY:

I, the undersigned Notary Public of the County and State aforesaid, certify that **George D. Alston** personally came 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 3 day of September, 2023

Katelyn Carpenter
NOTARY PUBLIC

My commission expires:
4/30/2028

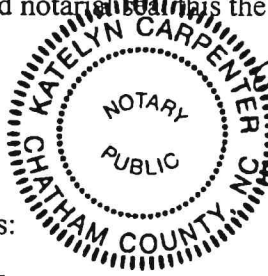


Daniel Alston (Seal)
DANIEL ALSTON

STATE OF NORTH CAROLINA, CHATHAM COUNTY:

I, the undersigned Notary Public of the County and State aforesaid, certify that **Daniel Alston** personally came 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 3 day of September, 2023

Katelyn Carpenter
NOTARY PUBLIC


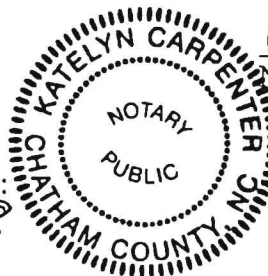
My commission expires:
4/30/2028

Brenda K. Alston (Seal)
BRENDA K. ALSTON

STATE OF NORTH CAROLINA, CHATHAM COUNTY:

I, the undersigned Notary Public of the County and State aforesaid, certify that **Brenda K. Alston** personally came 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 3 day of September, 2023

Katelyn Carpenter
NOTARY PUBLIC


My commission expires:
4/30/2028