

FILED	Mar 04, 2020
AT	01:25:07 PM
BOOK	02097
START PAGE	0896
END PAGE	0899
INSTRUMENT #	02364
EXCISE TAX	\$1,020.00

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ 1020.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 74572, 2953, 2954, 72938, 2930

Mail after recording to: Grantee

This instrument was prepared by: Russell & Associates

THIS DEED made this 5th day of August, 2019 by and between

GRANTOR

Margie Calhoun, widow A/K/A Marjorie Calhoun A/K/A Margie Farmer Calhoun A/K/A Margie Leigh Calhoun and
Beverly J. Calhoun A/K/A Beverly J. Edney and husband,
John D. Gault

Mailing Address:

13 South Circle Drive, Chapel Hill, NC 27516

GRANTEE

Rebecca R. Newton, unmarried

Mailing Address:

83 Karen Calhoun Road, Pittsboro, NC 27312

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 and more particularly described as follows:

See Attached Exhibit A

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 333, Page 165, Book 554, Page 948 and Deed 446, Page 394, Chatham County Registry.

A map showing the above described property is recorded in Plat Slide 2020, Page 57, and referenced within this instrument.

The above described property does include the primary residence of Margie Calhoun.

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. Ad valorem taxes for the year 2020 and subsequent years.
2. Restrictive and protective covenants of record.
3. All easements and rights-of-way 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 officer(s), the day and year first above written.

Margie Calhoun by Beverly Jo Calhoun POA
Margie Calhoun by Beverly Jo Calhoun POA

Beverly J. Calhoun
Beverly J. Calhoun

John D. Gault
John D. Gault

State of North Carolina
County of Chatham

I, Ashley D. Hodgins, a Notary Public for Chatham County and State of North Carolina, do hereby certify that Beverly Jo Calhoun, attorney in fact for Margie Calhoun personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of the said Margie Calhoun, and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the office of the Register of Deeds in the County of Chatham State of North Carolina, on the 4th day of September, 2019 in Book 2064, Page 53 and that this instrument was executed under and by virtue of the authority given by said granting power of attorney.

I do further certify that the said Beverly Jo Calhoun acknowledged the due execution of the foregoing and annexed instrument for the purpose therein expressed for and in behalf of the said Margie Calhoun. Witness my hand and official seal, this 4th day of March, 2020.

Ashley D. Hodgins
Notary Public

My Commission Expires: 2/5/2025

ASHLEY D. HODGIN
NOTARY PUBLIC
Chatham County
North Carolina
My Commission Expires Feb. 5, 2025

NORTH CAROLINA Chatham COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that they signed the foregoing document: Beverly J. Calhoun and John D. Gault . Witness my hand and official stamp or seal, this the 4th day of March, 2020.

My Commission Expires: 2/5/2025

ASHLEY D. HODGIN
NOTARY PUBLIC
Chatham County
North Carolina
My Commission Expires Feb. 5, 2025

Ashley D Hodgin
Notary Public

Print Notary Name: Ashley D Hodgin

Exhibit A

Being all of Tract 1 containing 1.58 acres, parcel number 74572, Tract 2 containing 4.36 acres, parcel number 2953, Tract 3 containing 3.53 acres, parcel number 2954; Tract 4 containing 2.21 acres, parcel number 72938 and Tract 5 containing 9.73 acres, parcel number 2930), as shown on plat entitled "Survey for Margie L. Calhoun," prepared by Stewart-Proctor, PLLC, Engineering and Surveying, dated February 24, 2020 and recorded in Plat Slide 2020, Page 57, Chatham County Registry.