



BOOK 494 PAGE 980

Excise Tax 7 25<sup>00</sup>

Recording Time, Book and Page

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

Mail after recording to Michael C. Smith, Attorney, 533 Ellynn Dr., Cary, NC 27511

This instrument was prepared by Michael C. Smith  
Brief description for the Index Lot 4, Tall Pines Subdivision

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 29th day of May, 1986, by and between

GRANTOR

GRANTEE

Michael W. Hubbard, single and  
James Cary Warrenfells, single

Frederick P. Nagle and wife,  
Mary T. Nagle

1008 Pond Street  
Cary, NC 27511

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 Williams, Chatham County, North Carolina and more particularly described as follows:

BEING all of Lot 4, Tall pines Subdivision, as shown on survey entitled, "Property of Michael W. Hubbard", prepared by Van R. Finch - Land Surveys, Pittsboro, NC and recorded in Plat Cabinet A, Slide 544, Chatham County Registry.

TOGETHER with all rights, privileges and obligations contained in the Easement Grant recorded in Book 492, Page 161 of the Chatham County Registry of Deeds.

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The property hereinabove described was acquired by Grantor by instrument recorded in Book 495, Page 298, Chatham County Registry.

Cabinet A Slide 544

A map showing the above described property is recorded in Plat ~~XXXX~~  
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:

Restrictive Covenants recorded in Book 492, Page 643, Chatham County Registry;  
Easement Grant recorded in Book 452, Page 363, Chatham County Registry;  
Utility easements of record;  
1986 ad valorem 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)

USE BLACK INK ONLY

*Michael W. Hubbard* (SEAL)  
Michael W. Hubbard  
*James Cary Warrenfells* (SEAL)  
James Cary Warrenfells  
..... (SEAL)  
..... (SEAL)



SEAL-STAMP NORTH CAROLINA, Wake County.  
I, a Notary Public of the County and State aforesaid, certify that Michael W. Hubbard and James Cary Warrenfells  
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 29th day of May, 1986.  
My commission expires: 2-12-91 *Michael C. Smith* 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

NORTH CAROLINA, CHATHAM COUNTY

The foregoing certificate(s) of Michael C. Smith,

Notary (Notaries) Public is (are) certified

to be correct. This instrument was presented for registration at 10:15 o'clock A. M. on May 30, 1986, and recorded in Book 494, Page 980.

FLEET BARDER REDDISH  
Registrar of Deeds

By: *Rebecca Thomas*  
Assistant