

BOOK 1124 PAGE 120

FILED
CHATHAM COUNTY
REBA G. THOMAS
REGISTER OF DEEDS

FILED Aug 17, 2004
AT 02:59:05 pm
BOOK 01124
START PAGE 0120
END PAGE 0121
INSTRUMENT # 10480

Excise Tax: \$NONE

Mail after recording to Grantee at: 1848 Alex Cockman Road, Pittsboro, NC 27312

This instrument was prepared by: Cynthia Sax Perry, Attorney at Law, Pittsboro, NC 27312

Brief description for the Index: 15.317 acres per Plat Cabinet A-686

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 2nd day of August, 2004, by and between

GRANTOR	GRANTEE
DAVID A. KOPF and MYRA L. COLLINS, Married Persons	JESSE T. SPILLER and CARLENE SPILLER, Married Persons

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 Hickory Mountain Township, Chatham County, North Carolina and more particularly described as follows:

All that certain lot or parcel of land containing 15.317 acres, more or less, according to the plat entitled "Survey for Jimmie D. Grantham" recorded in Plat Cabinet A, Slide 686, Chatham County Registry reference to which is hereby made for a more particular description of same. This conveyance is subject to the following Restrictive Covenants: No singlewide mobile homes shall be allowed on the property and no doublewide mobile home or modular home shall be built or placed on the property with less than 1200 square feet of heated space. Further provided that all homes shall be underpinned with brick or block and attached to the ground upon a permanent foundation.

Grantor and Grantee were tenants in common in the ownership of this property as acquired in Book 915, Page 474, and the purpose of this instrument is for Grantor to convey their one-half interest therein to 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 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: All restrictions, 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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

David A. Kopf (SEAL)
DAVID A. KOPF

Myra L. Collins (SEAL)
MYRA L. COLLINS

SEAL-STAMP



NORTH CAROLINA, CHATHAM COUNTY.

I, a Notary Public of the County and State aforesaid, certify that David A. Kopf and Myra L. Collins, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 2nd day of August, 2004.

My Commission Expires: 3/31/09 Hally J. Miller Notary Public

Chatham County, North Carolina
REBA G. THOMAS Register of Deeds
The foregoing certificate(s) of
HALLY J MILLER

notary/notaries public
is/are certified to be correct.

Reba G. Thomas
Assistant - Register of Deeds