

FILED  
CHATHAM COUNTY NC  
TREVA B. SEAGROVES  
REGISTER OF DEEDS

FILED Mar 17, 2008  
AT 04:32:47 pm  
BOOK 01391  
START PAGE 0936  
END PAGE 0937  
INSTRUMENT # 03102  
EXCISE TAX \$350.00

BOOK 1391 PAGE 936

Revenue Stamps: \$350.00

Parcel #0062675

Prepared by: Law Office of Cynthia Sax Perry, PLLC, P.O. Box 147, Pittsboro, NC 27312

Return after Recordation to Grantee at address below

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 14<sup>th</sup> day of March, 2008, by and between

**GRANTOR: CHARLES RANDOLPH BAKER (unmarried)**

**GRANTEE: JESSE T. SPILLER and CARLENE SPILLER, Married Persons  
1848 Alex Cockman 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 situated in Hickory Mountain Township, Chatham County, North Carolina, and more particularly described as:

ALL that certain lot or parcel of land denominated as Lot #3 containing 15.250 acres, more or less, according to the plat entitled "Survey for Jimmie D. Grantham" recorded in Plat Cabinet A, Slide 686, of the Chatham County Registry, reference to which is hereby made for a more particular description.

This conveyance is subject to the following Restrictive Covenants: (1) 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 a 1,200 square foot heated space. Further provided that all homes shall be underpinned with brick or block and attached to the ground upon a permanent foundation. (2) No conventional house shall be built with less than 1,200 square feet of heated living space.

Grantors acquired the property herein described by instrument recorded in Book 501, Page 367, 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 in fee simple.

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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: Easements, rights of way and restrictions of record including but not limited to Restrictive Covenants contained herein and Easement to Carolina Power & Light Company recorded in Book 894, Page 773, Chatham Registry.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be signed and sealed this the day and year first above written.

 (SEAL)  
CHARLES RANDOLPH BAKER

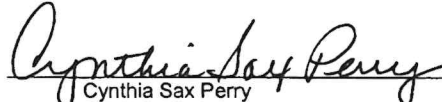
SEAL/STAMP



STATE OF NORTH CAROLINA, COUNTY OF CHATHAM

I, Cynthia Sax Perry, a Notary Public of the County and State aforesaid, certify that CHARLES RANDOLPH BAKER personally known to me or having given proper identification, came before me this day and acknowledged their due execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and official seal/stamp, this the 14 day of March, 2008.

  
Cynthia Sax Perry  
NOTARY PUBLIC

My Commission Expires: 5/26/2011