

FILED	Feb 10, 2021
AT	11:19:45 AM
BOOK	02186
START PAGE	0575
END PAGE	0578
INSTRUMENT #	02180
EXCISE TAX	\$938.00

Excise Tax: \$ 938.00

Mail after recording to: ~~Grantee~~ Hutchens Law Firm, LLP File 1319892

This instrument was prepared by: Paul S. Messick, Jr., Gunn & Messick, PLLC, P.O. Box 880, Pittsboro, NC 27312

All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of a Grantor (NCGS §105-317.2)**NORTH CAROLINA GENERAL WARRANTY DEED**

(PREPARED WITHOUT TITLE EXAMINATION)

THIS DEED, made this 8th day of February, 2021 between JOSEPH L. POWERS, individually and as Co-Administrator of the Estate of Eunice Ann Powers, deceased, and wife, TAMARA POWERS, 8551 N Douglas Hwy, Unit B, Juneau, AK 99801-7659 and DEIDRE P. DEAN, individually and as Co-Administrator of the Estate of Eunice Ann Powers, and husband, DANA G. DEAN, 326 Powers Country Lane, Bennett, NC 27208; hereinafter referred to as GRANTOR; and JOSEPH ALLEN ROMEU, JR. and wife, SANDRA E COCHRAN a/k/a SANDRA ROMEU, 274 Powers Country Lane, Bennett, NC 27208; hereinafter referred to as GRANTEE. The designation Grantor and Grantee as used herein shall include parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH

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 Bear Creek Township, Chatham County, North Carolina and more particularly described as follows:

BEING all of Parcel A, as shown on that "Survey for Joseph R. Powers and wife, Ann B. Powers" dated December 2, 1994, and duly recorded in Plat Slide 94-479, Chatham County Registry, North Carolina

LESS AND EXCEPT

All of parcel A, as shown on that "Survey for Joseph L. Powers and wife, Monica M. Powers and Dana G. Dean and wife, Deirdre P. Dean", dated January 2, 1997, prepared by Archie F. Norwood, Jr., RLS and recorded in Plat Slide 97-150, Chatham County Registry, North Carolina and all of Parcel C, as shown on the survey entitled "Survey for Joseph R. Powers & wife, Ann B. Powers", prepared by James D. Hunter, RLS, dated August 28, 1995, and duly recorded in Plat Slide 96-33, Chatham County Registry, North Carolina.

Tract Two: Parcel Number 0071945

BEING all of Parcel C, as shown on the survey entitled "Survey for Joseph R. Powers & wife, Ann B. Powers", prepared by James D. Hunter, RLS, dated August 28, 1995, and duly recorded in Plat Slide 96-33, Chatham County Registry, North Carolina.

submitted electronically by "Hutchens Law Firm LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Chatham County Register of Deeds.

Both Tracts are conveyed Together with and Subject to the non-exclusive 60' Private Easement and 30' Private Easement as shown on Plat Slide 97-150, Chatham County Registry, North Carolina.

274 Powers Country Lane, Bennett, NC 27208
Tract One: Parcel Number 0003686

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.

Joseph R. Powers and wife, Ann B. Powers took title as tenants by the entirety in Book 656, Page 661, Chatham County Registry. Joseph R. Powers died, see Estate file 18 E 646, making Ann B. Powers the sole owner of the property. Ann B. Powers a/k/a Eunice Ann Bennett Powers died intestate March 24, 2020, see Estate File No. 20 E 174, Chatham County, NC, wherein the property passed to her intestate heirs Deirdre Dean and Joseph Lundy Powers.

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

Declaration of Easements and Provisions for Road Maintenance Agreement recorded in Book 2186, Page 0394 of the Chatham County Registry.

Easements and restrictions of record.

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

Joseph L. Powers
By Kris Howard, attorney in fact (SEAL)

JOSEPH L. POWERS, individually and as
Co-Administrator of the Estate of Eunice Ann Powers,
Deceased

Tamara Powers
By Kris Howard, attorney in fact (SEAL)
TAMARA POWERS

STATE OF NORTH CAROLINA

COUNTY OF MOORE

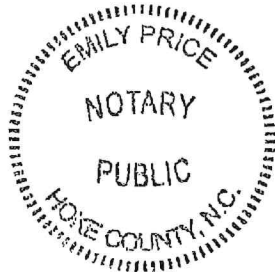
I, a Notary Public of Hoke County and the State aforesaid, certify that Kris Howard, attorney-in-fact for Joseph L. Powers and Tamara Powers, personally appeared before me this day, and being by me duly sworn, say that he executed the foregoing instrument for and on behalf of the said Joseph L. Powers and Tamara Powers and that his 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 Chatham County, State of North Carolina in Book _____, Page _____ and this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney.

I do further certify that the said Kris Howard acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and on behalf of the said Joseph L. Powers and Tamara Powers.

Witness my hand and official stamp or seal, this 8 day of February, 2021.

My Commission Expires: 8-4-2021

Emily Price
Printed Name: Emily Price
Notary Public Emily Price



IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

Deidre P. Dean
By Kris Howard, attorney in fact (SEAL)

DEIDRE P. DEAN, individually and as
 Co-Administrator of the Estate of Eunice Ann Powers,
 deceased

Dana G. Dean
By Kris Howard, attorney in fact (SEAL)
 DANA G. DEAN

STATE OF NORTH CAROLINA

COUNTY OF Moore

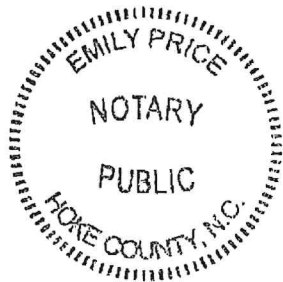
I, a Notary Public of Hoke County and the State aforesaid, certify that
Kris Howard, attorney-in-fact for Deidre P. Dean and Dana G. Dean
 _____, personally appeared before me this day, and being by me duly sworn, say that he executed the
 foregoing instrument for and on behalf of the said Deidre P. Dean and Dana G. Dean
 _____ and that his 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 Chatham County, State of North
 Carolina in Book _____, Page _____ and this instrument was executed under and by virtue of the authority given by
 said instrument granting him power of attorney.

I do further certify that the said Kris Howard acknowledged the due execution of the
 foregoing and annexed instrument for the purposes therein expressed for and on behalf of the said Deidre P.
Dean and Dana G. Dean

Witness my hand and official stamp or seal, this 8 day of February, 2021.

My Commission Expires: 8-4-2021

Emily Price
 Printed Name: Emily Price
 Notary Public



FILED	May 04, 2021
AT	12:22:57 PM
BOOK	02211
START PAGE	0780
END PAGE	0783
INSTRUMENT #	07094
EXCISE TAX	\$15.00

GENERAL WARRANTY DEEDREVENUE: **\$15.00**PARCEL ID: **0093982/865500086262**

PREPARED BY AND RETURN TO:

Hutchens Law Firm LLP

File No.: SOP1323956

130 Turner Street, Suite C, Southern Pines, NC 28387

This instrument prepared by: Emily Price, licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief Legal Description: Metes and Bounds

NORTH CAROLINA**COUNTY OF CHATHAM**

THIS DEED made this 9th day of April, 2021, by and between

Joseph Lundy Powers and Tamara Kay Powers, husband and wife, whose address is
8551 N Douglas Hwy, B, Juneau, AK 99801,
hereinafter called Grantor,

and

Joseph A. Romeu and wife, Sandra E. Romeu, whose address is
Powers Country Lane, Bennett, NC 27208,
hereinafter called Grantee;

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 or near the City of Bennett, Chatham County, North Carolina and more particularly described as follows:

Parcel Number 0093982/865500086262

Being all of that parcel of land containing 3.61 Acres, more or less, according to a plat entitled "Final Boundary Survey and Recombination prepared for Joseph Lundy Powers and Ann B. Powers" prepared by Charles O. Eliason, Land Services, dated July 17, 2019 and recorded in Plat Slide 2019, Page 146, Chatham County Registry, North Carolina, reference to which is hereby made for a more particular description, and also being known as Chatham County Tax Parcel No. 0093982.

Being the same property described as that 9.743 Acre Tract of land, more or less, in Deed Book 698, Page 1091 and Deed 1074, Page 872, Chatham County Registry, North Carolina. LESS and EXCEPT that 6.13 Acre Tract of Land conveyed in Deed Book 2150, Page 499, Chatham County Registry, North Carolina.

Together with and subject to that 60 ft non-exclusive easement as shown on Plat Slide 2019, Page 146 and Plat Slide 94, Page 479, Chatham County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1074 Page 872, Chatham County Registry, North Carolina.

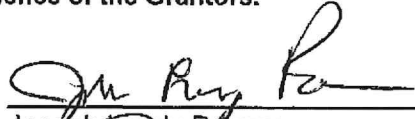
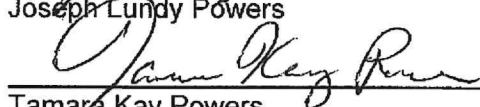
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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, easements and rights of way as may appear of record in the aforesaid registry as well as current year 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 the corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors.

The property herein ☐ is ☒ is not the principal residence of the Grantors.


 Joseph Lundy Powers

 Tamara Kay Powers

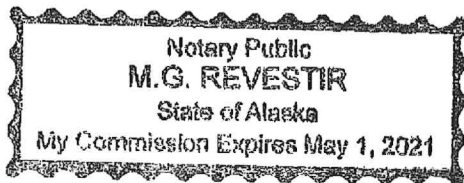
STATE OF Alaska

~~COUNTY~~ 1st Judicial District

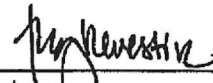
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Joseph Lundy Powers

This the 9th day of April, 2021.



(place notary seal here - pursuant to NCGS10B-37 Notarial Seal is to appear "near" the notary's signature)


 Notary
Mary Revestir
 Print Name

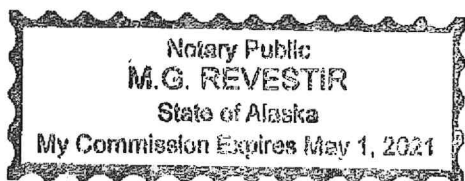
My Commission Expires: 05/01/2021

STATE OF Alaska
~~COUNTY~~ 1st Judicial District

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Tamara Kay Powers

This the 9th day of April, 2021.



(place notary seal here - pursuant to
NCGS10B-37 Notarial Seal is to
appear "near" the notary's signature)

M.G. Revestir
Notary
Mary Revestir
Print Name

My Commission Expires: 05/01/2021