

FILED
CHATHAM COUNTY
REBA G. THOMAS
REGISTER OF DEEDS

Chatham County 02-04-2005
NORTH CAROLINA
Real Estate
Excise Tax \$100.00

FILED Feb 04, 2005
AT 04:12:22 pm
BOOK 01157
START PAGE 0499
END PAGE 0500
INSTRUMENT # 01604

BOOK 1157 PAGE 499

Excise Tax: \$ 100.00 Parcel # _____
Mail after recording to Grantee at:
This instrument was prepared by Cynthia Sax Perry, Attorney at Law, Pittsboro, NC 27312
Brief description for the index: Lot #1, Plat 2005- 43

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 4th day of February, 2005, by and between

GRANTOR	GRANTEE
HARRIS FAMILY LIMITED PARTNERSHIP and W.D. HARRIS and PATRICIA M. HARRIS	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 the Town of Pittsboro, Center Township, Chatham County, North Carolina and more particularly described as follows:

BEING ALL those tract and parcel of land denominated as TRACT #1 as shown on that plat entitled "Survey for JESSE T. SPILLER and CARLENE SPILLER" prepared by Van R. Finch Land Surveys, PA, dated February 4, 2005, which plat is recorded in the Chatham County Registry at Plat Slide 2005- 43, and to which plat reference is hereby made for a more particular description of same.

TOGETHER WITH a perpetual, exclusive easement over and across TRACT #1A as shown on that plat referenced above for the purposes of ingress, egress and regress from East Salisbury Street to the tracts conveyed hereinabove, over and across that existing paved road as shown on the plat, and for the purposes of installation and maintenance of utilities serving said Tract #1, and further RESERVING for Grantor herein a perpetual exclusive easement over TRACT #1B for the purposes of ingress, egress and regress and for the installation and maintenance of utilities, serving Tract #3 over and across that existing paved road as shown on the plat above referenced.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____, Page _____.

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: Restrictions, rights of way and easements of record, including but not limited those easements granted and reserved above over and across that existing paved driveway shown on the plat referenced above.

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.

HARRIS FAMILY LIMITED PARTNERSHIP

By: Patricia M. Harris
PATRICIA M. HARRIS, Individually and as
General Partner

By: Welford D. Harris
WELFORD D. HARRIS, Individually and
As General Partner



NORTH CAROLINA, CHATHAM COUNTY.

I, a Notary Public in and for said County and State, certify that Welford D. Harris and Patricia M. Harris, Individually and as General Partners of the Harris Family Limited Partnership personally came before me this day and acknowledged that execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the 4th day of February, 2005.

My Commission Expires: 5/24/2006 Cynthia Sax Perry
Notary Public

Chatham County, North Carolina
REBA G. THOMAS Register of Deeds
The foregoing certificate(s) of
CYNTHIA SAX PERRY

notary/notaries public
is/are certified to be correct.
Reba G. Thomas
Assistant - Register of Deeds