

FILED Dec 06, 2017
AT 02:47:41 PM
BOOK 01961
START PAGE 0217
END PAGE 0219
INSTRUMENT # 13609
EXCISE TAX \$620.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 620.00

Parcel Identifier No. 0007211 Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Russell & Associates, Prepared without title examination

Brief description for the Index: _____

THIS DEED made this 6th day of November, 2017 by and between

GRANTOR

Ricky V. Spoon and spouse,
Melissa K. Spoon
2475 Redbud
Pittsboro, NC 27312

GRANTEE

A&J Venture Two, LLC
a North Carolina Limited Liability Company
1011 Shady Nook Court
Chapel Hill, NC 27517

Enter in appropriate block for each Grantor and Grantee: name, mailing 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 Pittsboro, Center Township, Chatham County, North Carolina and more particularly described as follows:

See Attached Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1349 page 146.

All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 19 page 6.

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, other than the following exceptions:

- 1. Ad valorem taxes for the year 2018 and subsequent years.
- 2. Restrictive and protective covenants of record.
- 3. All easements and rights-of-way of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

 (Entity Name) Ricky V. Spoon (SEAL)
 Print/Type Name: Ricky V. Spoon

By: _____
 Print/Type Name & Title: _____ Melissa K. Spoon (SEAL)
 Print/Type Name: Melissa K. Spoon

By: _____ (SEAL)
 Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
 Print/Type Name & Title: _____ Print/Type Name: _____

State of North Carolina - County or City of Chatham
 I, the undersigned Notary Public of the County or City of Chatham and State aforesaid, certify that _____
Ricky V. Spoon and spouse, Melissa K. Spoon personally appeared before me this day and

acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 14th day of November, 2019.



Bridget D. Stout
 Bridget D. Stout Notary Public
 Notary's Printed or Typed Name

 - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____
 _____ personally came before me this day and acknowledged that he is the
 _____ of _____, a North Carolina or _____
 corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority
 duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness
 my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
 (Affix Seal) Notary's Printed or Typed Name

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____
 Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
 (Affix Seal) Notary's Printed or Typed Name

BK 01961 PG 0219

Exhibit A

Beginning at an existing iron rod, a common corner now or formerly of Hancock and Wright's 2.93 acre lot, and running thence North 73° 59' 17" East 62.48 feet to a set iron rod in the western right of way line of an existing private road; thence along the western right of way line of said roadway South 13° 21' 20" East 620.94 feet to an existing iron pipe in the line now or formerly of Hancock; thence along the line of Hancock north 83° 13' 43" west 480.62 feet to a set iron rod; thence along the line of Hancock North 27° 18' 30" East 596.75 feet to the point or place of BEGINNING, containing 3.53 acres, more or less, according to a plat entitled "Survey for John Pieter Tazelaar" prepared by Scott A. Mabry, RLS dated June 19, 1991, reference to which is hereby made for a more particular description.