

1231  
0485

FILED  
CHATHAM COUNTY  
REBA G. THOMAS  
REGISTER OF DEEDS

FILED Jan 03, 2006  
AT 04:21:08 pm  
BOOK 01231  
START PAGE 0485  
END PAGE 0488  
INSTRUMENT # 00093

Chatham County 01-03-2006  
NORTH CAROLINA  
Real Estate  
Excise Tax \$400.00

BOOK 1231 PAGE 485

**NORTH CAROLINA GENERAL WARRANTY DEED**

Revenue: \$ 400.00

Return To: Grantee

Prepared by: EDWARD S. HOLMES, PLLC, Attorney at Law, Post Office Box 579,  
Pittsboro, NC 27312

NORTH CAROLINA  
COUNTY OF CHATHAM

THIS DEED made and entered into this 28th day of December, 2005, by and between **William H. McAllister, III** and wife, **Rena F. McAllister, Margaret M. Wells** and husband, **Samuel L. Wells**, and **Michael T. McAllister, Individually and as Executor under the Last Will and Testament of William H. McAllister, Jr.,** and wife, **Beth T. McAllister**, parties of the first part; to **John L. Douglas** and wife, **Patricia D. Douglas**, parties of the second whose address is 4046 Buckhorn Road, Sanford, North Carolina 27330;

**WITNESSETH:**

That the parties of the first part, for a valuable consideration paid by the parties of the second part, the receipt of which is hereby acknowledged, have and by these presents do hereby grant, bargain, sell, and convey unto the parties of the second part, their heirs and assigns, in fee simple, all that certain lot or parcel of land situate in Cape Fear Township, Chatham County, North Carolina and more particularly described as follows:

See Exhibit 'A'

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

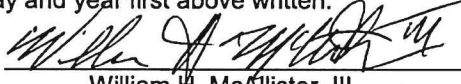
And the parties of the first part covenant with the parties of the second part that the parties of the first part are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all

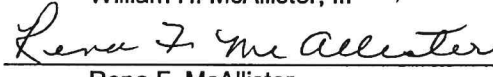
encumbrances, and that the parties of the first part will warrant the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

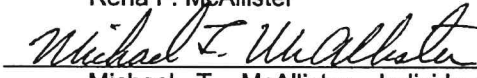
Title to the property hereinabove described is subject to the following exceptions:

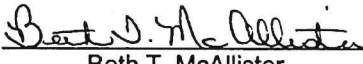
1. All highway, utility, private drive, and street rights of way easements located upon or serving subject property.
2. Any restrictions of record.
3. Chatham County ad valorem taxes for the year 2006 and subsequent years.

IN WITNESS WHEREOF, parties of the first part have hereunto set their hands and affixed their seals this the day and year first above written.

 (SEAL)  
William H. McAllister, III

 (SEAL)  
Rena F. McAllister

 (SEAL)  
Michael T. McAllister, Individually and as  
Executor under the Last Will and Testament of  
William H. McAllister, Jr.

 (SEAL)  
Beth T. McAllister

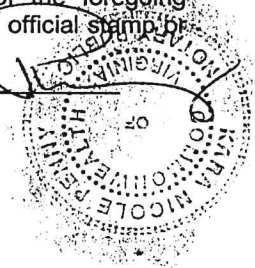
 (SEAL)  
Margaret M. Wells

 (SEAL)  
Samuel L. Wells

COMMONWEALTH OF VIRGINIA  
COUNTY OF FAIRFAX

I, Kara Nicole Penny, a Notary Public of the County and State  
aforesaid, certify that William H. McAllister, III and wife, Rena F. McAllister, personally  
appeared before me this day and acknowledged the execution of the foregoing  
instrument for the purposes therein expressed. Witness my hand and official stamp or  
seal, this 29 day of December 2005.

My Commission expires: 4/30/2008 NOTARY PUBLIC



COMMONWEALTH OF VIRGINIA  
COUNTY OF Newport News

I, Jerry Chemplavil, a Notary Public of the County and State aforesaid, certify that Margaret M. Wells and husband, Samuel L. Wells, personally appeared before me this day and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and official seal, this 30 day of December 2005.

My Commission expires: 4/30/08

*My Commission Expires April 30, 2008*

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

I, Bernita Revis, a Notary Public of the County and State aforesaid, certify that Michael T. McAllister and wife, Beth T. McAllister personally appeared before me this day and acknowledged the execution of the foregoing instrument by them individually and by Michael T. McAllister as Executor under the Last Will and Testament of William H. McAllister for the purposes therein expressed. Witness my hand and official stamp or seal, this 28<sup>th</sup> day of December 2005.

My Commission expires: Aug 31, 2010

Bernita Revis  
NOTARY PUBLIC



**EXHIBIT "A"**  
**LEGAL DESCRIPTION FOR**  
**JOHN L. DOUGLAS and PATRICIA D. DOUGLAS**  
**CAPE FEAR TOWNSHIP, CHATHAM COUNTY, NORTH CAROLINA**

Containing 70 ½ acres, more or less, and being the identical lands described in deed to W.H. McAllister, Jr. and wife, Dorothy McAllister dated May 5, 1965 and recorded in Book 306, page 442, Chatham County Registry.

Save and except that part of the aforesaid land lying north of Highway #42, approximately 16.3 acres, described in deed recorded in Book 444, page 885, Chatham County Registry.