

Easement

Revenue: \$160.00

BOOK 670 PAGE 35

45367

Return To: Clarke E. Atkins, 10713 East Bridgeford Drive, Raleigh, NC 27606.

This Instrument prepared by Edward S. Holmes, *Holmes & McLaurin* Attorneys at Law, Post Office Box 595, Pittsboro, NC 27312

CHATHAM COUNTY

07-14-95

NORTH CAROLINA
COUNTY OF CHATHAM



\$160.00

Real Estate
Excise Tax

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 14th day of July, 1995, by and between T T TILLEY TRUST, party of the first part; to CLARKE E. ATKINS, party of the second part, of 10713 East Bridgeford Drive, Raleigh, NC 27606;

WITNESSETH:

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

All that certain 16 acre parcel of land designated as "To: Clarke Atkins", according to a survey and plat prepared by Mabry Associates Land Surveying entitled "Thomas E. Tilley and wife, Iris M. Tilley To: Clarke Atkins", dated June 16, 1995 and recorded in Plat Slide 95-270, Chatham County Registry.

Grantor reserves unto itself, its successors and assigns a perpetual right of way and easement over and upon that certain 60 foot access easement along the northern property line as shown on the plat recorded in Plat Slide 95-270, Chatham County Registry, said access easement being for the purpose of ingress and egress over and upon said easement from SR 1953 to additional property of Thomas E. Tilley and wife, all as shown on the aforementioned plat.

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

And the party of the first part covenants with the party of the second part that party of the first part 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 party of the first part will warrant the title against the lawful claims of all persons whomsoever.


IN WITNESS WHEREOF, the party of the first part has hereunto set his hand and affixed his seal this the day and year first above written.

Thomas E. Tilley, Trustee (SEAL)
T T TILLEY TRUST, BY THOMAS E. TILLEY,
TRUSTEE

NORTH CAROLINA
COUNTY OF CHATHAM

I, a Notary Public of the County and State aforesaid, certify that Thomas E. Tilley, Trustee for T T Tilley Trust, 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 14 day of July, 1995.


My Commission expires: 8/22/98

Lisa Burns
NOTARY PUBLIC

FILED
REBA G. THOMAS
REGISTER OF DEEDS
CHATHAM COUNTY, NC
JUL 14 4 24 PM '95

NORTH CAROLINA, CHATHAM COUNTY
The foregoing Certificate(s) of LISA BURNS, Notary(ies) Public,
is(are) certified to be correct. This instrument was presented for registration at 4:24 o'clock P.M. on
July 14, 1995, and recorded in Book 670, Page 35.
Reba G. Thomas, REGISTER OF DEEDS FOR CHATHAM COUNTY
By Deva B. Seagraves Assistant - Register of Deeds