

BOOK 1071 PAGE 1088

FILED
CHATHAM COUNTY
REBA G. THOMAS
REGISTER OF DEEDSFILED Nov 26, 2003
AT 03:09:40 pm
BOOK 01071
START PAGE 1088
END PAGE 1092
INSTRUMENT # 19259

Excise Tax: None Recording Time, Book and Page
Tax Lot No. _____ Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 20____
by _____

After recording mail to: Tanya D. Van Roekel, Manning, Fulton & Skinner, P.A.
P.O. Box 20389, Raleigh, North Carolina 27619-0389

This instrument was prepared by: Benjamin H. Hervey of Manning, Fulton & Skinner, P.A.
(without title examination)

Brief description for the Index: _____

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 14th day of November, 2003, by and between

GRANTOR	GRANTEE
Shelby W. Underwood and husband, Charles R. Underwood	Sandra W. Cameron, unmarried 1949 Everett Dowdy Road Sanford, NC 27330

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 and convey unto

the Grantee in fee simple a ½ undivided interest in that certain lot or parcel of land situated in Chatham County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto.

TO HAVE AND TO HOLD a ½ undivided interest in the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

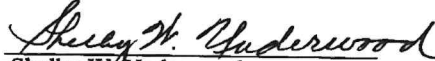
And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

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

Ad valorem taxes for 2003, enforceable easements, covenants and restrictions of record as of the date hereof, rights of tenants, if any, in possession of the property and the rights of way of any public roads.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed and delivered.

Grantor:


Shelby W. Underwood


Charles R. Underwood

STATE OF NORTH CAROLINA :

COUNTY OF Wake :

I Anne J. Hardin, a Notary Public of the County and State aforesaid, certify that Shelby W. Underwood, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the 14th day of November, 2003.

ANNE J. HARDIN
NOTARY PUBLIC
HARNETT COUNTY, N.C.
My Commission Expires 6-22-2006

Anne J. Hardin
Notary Public
My Commission Expires: 6-22-2006

STATE OF NORTH CAROLINA :

COUNTY OF Lee :

I Susan M. Thomas, a Notary Public of the County and State aforesaid, certify that Charles R. Underwood, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the 15 day of November, 2003.

Susan M. Thomas
Notary Public
My Commission Expires: March 5, 2005

EXHIBIT A

TRACT 1

BEGINNING at a stake or point located in the center line of S.R. 1539 where said center line intersects with the center line of the Duke Power Co. right-of-way line as shown on the map referred to hereinafter and running thence as the center line of said S.R. 1539 the following courses and distances, South 17 degrees 19' 49" West, approximately 50.0 feet to a stake or point; South 28 degrees 44' 35" West, 120.64 feet; South 33 degrees 30' 42" West, 403.02 feet; South 33 degrees 18' 04" West, 139.08 feet to a stake or point; thence leaving said center line, South 77 degrees 28' 07" East, 358.22 feet to a stake; thence South 79 degrees 01' 44" East, 2949.68 feet to an iron pipe; thence North 05 degrees 14' 51" East, approximately 395.9 feet to the center line of the Duke Power Co. right-of-way as shown on the map referred to hereinafter; thence as said center line of said right-of-way approximately 3010 feet to the point of BEGINNING 34.0 acres, more or less and being all of the 127.670 acre tract (Tract B) shown on the map recorded in Plat Book 27, page 66, Chatham County Registry lying south of the center line of the Duke Power Co. right-of-way.

TRACT 2

BEGINNING at a stake on the Eastern margin of the highway leading from Goldston to Sandy Branch Church, the Southwestern corner of the lands of Estelle W. Bain, and running thence North 75 degrees East 45 ½ poles to an iron stake in Jennings Wicker's line; thence with his line South 6 ½ degrees West 24 poles to an iron stake, Jennings Wicker's corner, thence with his line, South 67 degrees West 32 poles to the Western margin of the highway; thence with the highway North 26 degrees West 26 poles 18 links to the BEGINNING, containing 5.88 acres, more or less, and being a portion of the lands devised to Mollie Wicker by her late husband, J.M. Wicker.

TRACT 3

Being all of Lots Twenty-Seven (27) and Twenty-Eight (28) of George Bryant property, surveyed and platted by Floyd Womble, November 1927, and recorded in the Office of Register of Deeds of Chatham County, North Carolina, Pittsboro, in Plat Book 1, page 15, reference to said Map is hereby made for a more perfect description of said property.

TRACT 4

All of Lots Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, and Lots Nos. 33 and 34 as designated upon the plat of "Goldston Bros. Subdivision", which plat was prepared by Floyd Womble, Surveyor, and bears date November 5, 1927, and which appears of record in Plat Book 1, at page 15, and for more detailed

description reference is hereby made to said record (the lots were conveyed to J.M. Wicker from H.J. Goldston by deed recorded in Book J-Z, at page 437, and deed which appears of record in Book J-Z, at page 434).

TRACT 5

All those two certain lots numbered 29 and 30 as designated upon the plat of "Goldston Bros. Subdivision", which plat was prepared by Floyd Womble, Surveyor, and bears date November 5, 1927 and which appears of record in Plat Book 1, at Page 15, Chatham County Registry, reference to which is made for a more accurate description.

Chatham County, North Carolina
REBA G. THOMAS Register of Deeds

The foregoing certificate(s) of

ANNE J HARDIN

SUSAN M THOMAS

notary/notaries public
is/are certified to be correct.


Assistant - Register of Deeds