

FILED
CHATHAM COUNTY NC
TREVA B. SEAGROVES
REGISTER OF DEEDS
FILED Nov 22, 2013
AT 01:52:08 pm
BOOK 01719
START PAGE 0776
END PAGE 0777
INSTRUMENT # 13482
EXCISE TAX \$816.00

BOOK 1719 PAGE 0776

Excise Tax \$816.00

This deed was prepared by Bradshaw & Robinson, LLP, Post Office Box 607, Pittsboro, NC 27312
Return to Grantee

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 22nd day of November, 2013, by and between

GRANTOR:

**JOHN J. SCHMIDT and
NANCY W. SCHMIDT, husband and wife,
275 Hawfields Drive
Pittsboro, NC 27312**

and

GRANTEE:

**RICARDO E. HARMSSEN and
ELI JORDFALD, husband and wife
2102 Lakeside View Court
Cary, NC 27513**

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 Baldwin Township, Chatham County, North Carolina and more particularly described as follows:

BEING all of Lots 10 and 10A, Woods at Wilkinson Creek Subdivision, per plat and survey thereof recorded in Plat Slide 2007, Pages 222 and 223, Chatham County Registry, to which plat reference is hereby made for a more particular description of same; TOGETHER WITH

an appurtenant easement, 15 feet in width across the front of Lot 11, running from the northeastern corner of Lot 11 to the northwestern corner of Lot 11, as shown on the aforementioned plat as "15' Utility Easement", for the installation, repair and maintenance of any and all connective facilities necessary to provide for the utility by Lot 10 of the septic facilities located on Lot 10A.

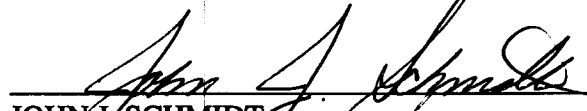
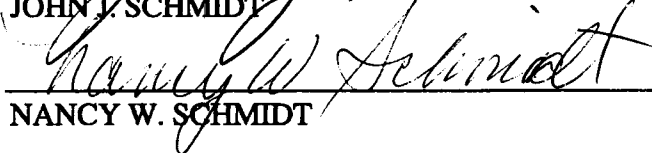
The property hereinabove described was acquired by Grantor by instrument recorded in Book 1556, Page 117, Chatham County Registry.

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:

- (1) All easements, encumbrances, rights-of-way and restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

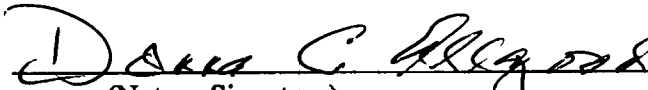
 (SEAL)
JOHN J. SCHMIDT
 (SEAL)
NANCY W. SCHMIDT

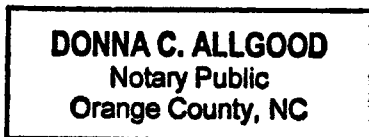
The property described herein does include the primary residence of the Grantor.

Orange County, North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: JOHN J. SCHMIDT and NANCY W. SCHMIDT

Date: 11-19-13


(Notary Signature)



Donna C. Allgood, Notary Public
(Printed Name)

My commission expires: 8-28-17

(Seal)