

FILED	Jan 30, 2026
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BOOK	02509
START PAGE	0084
END PAGE	0086
INSTRUMENT #	00791
EXCISE TAX	\$224.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$224.00

Parcel Identifier No.: 0072871

This instrument was prepared by Shannon Jessica Baker, a North Carolina Licensed Attorney (MLPC-2025-5700). Delinquent Taxes, if any, are to be paid by the closing attorney to the tax collector upon disbursement of the closing proceeds. See NC Gen Stat. 161-31 et seq.

This transaction was insured by: South City Title Company

THIS DEED made this 12th day of November, 2025, by and between

<u>GRANTOR(S)</u>	<u>GRANTEE(S)</u>
David G. Hackney and Jean Whitfield Hackney, a married couple 3038 Manns Chapel Road Pittsboro, NC 27312	Leatherneck Land REI LLC, a North Carolina Limited Liability Company 205 Truss Bridge Street Fuquay-Varina, NC 27526

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 City of Pittsboro, Chatham County, North Carolina and more particularly described as follows:

***See attached Exhibit "A"

Property Address: Manns Chapel Rd Pittsboro, North Carolina 27312

The property herein described is or is not the primary residence of the Grantors.

submitted electronically by "McCollum Law PC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Chatham County Register of Deeds.

The property herein described was acquired by Grantor by instrument recorded in Book 02347, Page 0463, 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 warrants and 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:

Restrictions of Record if any.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

This conveyance is subject to any restriction of record and is subject to any HOA restrictions which both grantees gladly submit to as a matter of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

David G. Hackney (SEAL)
David G. Hackney

Jean Whitfield Hackney (SEAL)
Jean Whitfield Hackney

STATE OF NORTH CAROLINA
COUNTY OF CHATHAM

I, *Gregory Parlante*, Notary Public, do hereby certify that David G. Hackney and Jean Whitfield Hackney personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 12th day of November, 2025.

Gregory Parlante
Official Signature of Notary
Printed or typed name of Notary
Gregory Parlante
My Commission Expires:
10-4-2030

GREGORY PARLANTE
NOTARY PUBLIC
Johnston County
North Carolina
My Commission Expires October 4th 2030

EXHIBIT "A"
Property Description

Closing Date: January 30, 2026

Buyer(s): Leatherneck Land REI LLC

Property Address: Manns Chapel Rd, Pittsboro, NC 27312

PROPERTY DESCRIPTION:

BEING all of that lot labeled "New Lot Area" containing 2.066 acres, more or less, as shown on that plat titled "ExemptRecombination 3038 Manns Chapel Road" which was prepared by Meta Geomatics and certified by B. Chan Choi, PLS. SaidPlat was dated 12/05/2025 and recorded 01/28/2026 in Plat Book 2026, Page 17, Chatham County Registry. Reference to said plat is made for a more particular description thereof.