

FILED
CHATHAM COUNTY NC
TREVA B. SEAGROVES
REGISTER OF DEEDS
FILED Jan 02, 2014
AT 09:40:28 am
BOOK 01724
START PAGE 1144
END PAGE 1145
INSTRUMENT # 00003
EXCISE TAX \$771.00

BOOK 1724 PAGE 1144

Excise Tax ^{771.00}
~~740.00~~ LR

This deed was prepared by Bradshaw & Robinson, LLP, Post Office Box 607, Pittsboro, NC 27312
Without benefit of title examination
Return to Grantee

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 31st day of December, 2013, by and between

GRANTOR:

D. WALSH CONSTRUCTION COMPANY, LLC,
a North Carolina limited liability company
111 Mountain Heather
Chapel Hill, North Carolina 27517

and

GRANTEE:

JAMES LEWIS MCKENZIE, JR. and
ELIZABETH MCKENZIE, husband and wife
133 Chelsea Lane
Pittsboro, NC 27312

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:

ALL of Lot Numbered 19, as shown on the plat entitled "THE WOODS AT WILKINSON CREEK, PREPARED FOR: WILKINSON CREEK, LLC, FINAL PLAT," dated June 27,

2007, by NorthArrow Surveying & Mapping, PLLC, recorded at Plat Slides 2007-244 through 2007-245, Chatham County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1707, Page 421, 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 duly executed the foregoing instrument in its company name by its duly authorized officer as of the day and year first above written.

D. WALSH CONSTRUCTION COMPANY, LLC
a North Carolina limited liability company

By: *Daniel G. Walsh* (SEAL)
Daniel G. Walsh, Manager

The property described herein does not include the primary residence of any Grantor.

Chatham 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: Daniel G. Walsh

Date: December 23, 2013

Amy M. Meacham

Amy M. Meacham, Notary Public
(Printed Name)

My commission expires: 3-3-2016

