

FILED
 CHATHAM COUNTY NC
 LUNDAY A. RIGGSBEE
 REGISTER OF DEEDS

FILED Dec 07, 2020
 AT 01:51:24 pm
 BOOK 02168
 START PAGE 0622
 END PAGE 0624
 INSTRUMENT # 15726
 EXCISE TAX (None)

**NORTH CAROLINA
 SPECIAL WARRANTY DEED**

Excise Tax: \$0.00

Parcel ID: 0018001, 0017926

Mail after recording to: Clarity Legal Group, PO Box 2207, Chapel Hill, NC 27515
 This instrument was prepared by: Mark O. Costley, Attorney, Clarity Legal Group
 Post Office Box 2207, Chapel Hill, NC 27515
 (WITHOUT BENEFIT OF TITLE EXAMINATION)

THIS DEED made this 19th day of November, 2020, by and between

GRANTORS: AMY GOODWIN POWER, an unmarried individual
 2082 River Vista Lane, Graham, North Carolina 27253

**GRANTEE: AMY GOODWIN POWER, Trustee, or her successor(s) in Trust, under the AMY
 GOODWIN POWER REVOCABLE TRUST AGREEMENT, dated July 22, 2008, and
 any amendments thereto;**
 2082 River Vista Lane, Graham, North Carolina 27253

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

See the attached Exhibit A, which is incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 591, Page 136; Book 597, Page 73; and Book 1404, Page 367, Chatham County Registry.

The property conveyed herein does not include the primary residence of a Grantor.

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 has done nothing to impair such title as Grantor received, and that 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 hereby conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of ways and easements properly of record, if any and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals as of the day and year first above written.

Amy Goodwin Power (SEAL)
AMY GOODWIN POWER, Grantor

ORANGE COUNTY, NORTH CAROLINA

I, Kelleigh Smith, hereby 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: **AMY GOODWIN POWER**, Grantor. Witness my hand and official stamp or seal, this the 9th day of November, 2020.

My Commission Expires: 10/21/2023

Kelleigh Smith
Notary Public

Print Notary Name: Kelleigh Smith

KELLEIGH SMITH
NOTARY PUBLIC
DURHAM COUNTY, N.C.
My Commission Expires 10/21/2023

EXHIBIT A

FIRST TRACT BEGINNING at a stake on a branch, Carl G. Goodwin's corner, and runs thence with said Goodwin's line South 13 degrees 30 minutes West 314 feet to a stake on the South side of a new farm road, Glen Goodwin's new corner, thence a new line with Glen Goodwin and generally along the South side of said farm road North 89 degrees 30 minutes East 635 feet to a large sweet gum; thence another new line with Glen Goodwin North 77 degrees East 95 feet to a stake at a small black gum tree, said stake being in Carl G. Goodwin's line; thence along Carl G. Goodwin's line North 84 degrees 30 minutes West 89 feet to a point in said farm road; thence down said branch with Carl G. Goodwin's line about 660 feet to the point of BEGINNING, containing 2.4 acres, more or less, according to a partial survey by E. C. Smith, R. L. S., December 30, 1967.

SECOND TRACT BEGINNING at a stake on Horse Pen Branch said stake being a new corner for Joe Adcock and being in Newton Goodwin's line, and runs thence with said Goodwin's marked line, South 86 degrees 45 minutes East 1388.5 feet to a stake, said Goodwin's corner in Mrs. Alice Goodwin's line; thence with her line and past her corner with Carl Goodwin's line North 3 degrees 30 minutes East 1432 feet to an iron pipe, Carl Goodwin's corner; thence with another line of Carl Goodwin, North 85 degrees West 277 feet to Horse Pen Branch; thence down the various courses of said Branch about 1900 feet to the point of BEGINNING, containing 27.3 acres, more or less, according to survey of E. C. Smith, January 31, 1953.

THIRD TRACT BOUNDED on the north by Bronce Holland; on the west by lands of Avie A. Adcock; on the east by B. F. Upchurch; on the south by C. D. Goodwin and containing 52 acres, more or less, and being the tract of land on which Bronce Holland formerly resided and which he mortgaged to A. T. Goodwin and which was sold under said mortgage at which time O. K. Goodwin became the purchaser at said sale.

FOURTH TRACT BEGINNING in the branch, at the southeast corner of lot no. 1; thence in a eastwardly direction with said branch to Bittie Upchurch's corner; thence northward with Bittie Upchurch's line and C. A. and C. W. Lawrence's line to corner of lot no. 4 in branch; thence in a northwestward direction to corner of lot no. 4 and Donnie Goodwin's corner; thence in a westward direction with Donnie Goodwin's line to C. N. Robertson's corner; thence in a southward direction to C. N. Robertson's corner; thence in a westwardly direction to corner in lot no. 2; thence in a southward direction to corner of lot no. 1; thence in an eastward direction to a lightwood stump in lot no. 1; thence in a northward direction to C. N. Robertson and lot no. 1 corner; thence in an eastwardly direction to corner of lot no. 1; thence in a southward direction with line of lot no. 1 to corner or beginning, containing forty two acres, more or less. For further information, see Plat No. 3 surveyed July 11, 1892. This being lot No. 3 in division of Alfred Goodwin land.

THERE IS EXCEPTED, however, from the above described tracts that parcel of land conveyed to the U.S. Government.

FILED
 CHATHAM COUNTY NC
 LUNDAY A. RIGGSBEE
 REGISTER OF DEEDS
 FILED Sep 25, 2020
 AT 11:52:03 am
 BOOK 02148
 START PAGE 0549
 END PAGE 0553
 INSTRUMENT # 11967
 EXCISE TAX (None)

NORTH CAROLINA NON - WARRANTY DEED

The attorney preparing this instrument has made no record search or title examination to the property herein described. This Deed has been prepared at the direction of the Grantor, and the preparer has made no determination of authority of the Grantor to convey the subject property.

All or a portion of the property herein described does not include the primary residence of at least one of the Grantors (N.C.G.S. § 105-317.2)

Prepared by and Return to: Ned M. Barnes, Attorney at Law
 A-3 Pleasure Island Plaza
 Carolina Beach, NC 28428

Excise Tax: \$00.00
Parcel Identifier: 0018001, 0017926, 0017704

Brief description for the Index

Tract A and Tract B, Chatham County North Carolina

THIS DEED made this 23 day of September, 2020, by and between

GRANTOR	GRANTEE
MARK D. GOODWIN (unmarried) 1017 Trout Lane Carolina Beach, NC 28428	MARK D. GOODWIN, Trustee of the MARK DONALD GOODWIN Revocable Trust dated November 19, 2019 1017 Trout Lane Carolina Beach, NC 28428

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

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1404, page 367.

A map showing the above described property is recorded in Map Book _____, Page _____.

TO HAVE AND TO HOLD the aforesaid lots or parcels 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. Rights of way and easements of record, if any.
2. Zoning and/or subdivision ordinances and regulations, if any.
3. Restrictive covenants of record, if any.
4. Ad valorem taxes for 2020 and subsequent years.
5. Deeds of Trust of record, if any.

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

Mark D. Goodwin (SEAL)
MARK D. GOODWIN

STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER

I, the undersigned Notary Public of the County of and State aforesaid do hereby certify that MARK D. GOODWIN, having provided satisfactory identification, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and notarial stamp or seal, this 23 day of September, 2020.

[Official Seal]



B. R. Hayes
Notary Public
My commission expires: 8-22-2022

EXHIBIT "A"

TRACT A

FIRST TRACT BEGINNING at a stake on a branch, Carl G. Goodwin's corner, and runs thence with said Goodwin's line South 13 degrees 30 minutes West 314 feet to a stake on the South side of a new farm road, Glen Goodwin's new corner, thence a new line with Glen Goodwin and generally along the South side of said farm road North 89 degrees 30 minutes East 635 feet to a large sweet gum; thence another new line with Glen Goodwin North 77 degrees East 95 feet to a stake at a small black gum tree, said stake being in Carl G. Goodwin's line; thence along Carl G. Goodwin's line North 84 degrees 30 minutes West 89 feet to a point in said farm road; thence down said branch with Carl G. Goodwin's line about 660 feet to the point of BEGINNING, containing 2.4 acres, more or less, according to a partial survey by E. C. Smith, R. L. S. , December 30, 1967.

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THIRD TRACT BOUNDED on the north by Bronce Holland; on the west by lands of Avie A. Adcock; on the east by B. F. Upchurch; on the south by C. D. Goodwin and containing 52 acres, more or less, and being the tract of land on which Bronce Holland formerly resided and which he mortgaged to A. T. Goodwin and which was sold under said mortgage at which time O. K. Goodwin became the purchaser at said sale.

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THERE IS EXCEPTED, however, from the above described tracts that parcel of land conveyed to the U. S. Government.

TRACT B

BEGINNING at an iron stake on the east side of the Chapel Hill Road, C. T. Johnson's corner; thence 300 feet to C.T. Johnson's corner in the Aaron Wilson land line; thence North 72 degrees West about 55 poles to stake and pointers in J.W. Goodwin's land line; thence South 3 ½ degrees West 6 ¼ poles to iron stake; thence North 88 ¼ degrees West 145 poles to iron stake, F. M. Holleman's corner; thence North 16 ½ degrees West 17 poles to stone in Rockie Branch; thence down said branch as it meanders about 50 poles to New Hope Creek; thence down said creek as it meander 268 poles to Baldwin Lake Branch; thence up said Branch with its several windings 289 poles to sweet gum and maple pointers; thence South 85 degrees East 91 poles to dogwood, corner in W. M. Scott's estate line; thence North 8 ½ degrees East 31 poles to hickory, corner in C.T. Johnson's line; thence North 85 degrees West ____ poles to iron stake, corner of C. T. Johnson's land; thence with C. T. Johnson's line ____ poles to iron stake, C. T. Johnson's corner; thence with C. T. Johnson's line ____ poles to iron stake, C. T. Johnson's corner; thence with C. T. Johnson's line to the point of BEGINNING containing 285 acres, more or less.

The above being a portion of lands that was conveyed to the parties of the first part by deed from Sidney G. Wilson and wife, Lourinda J. Wilson, which deed is recorded in the office of the Register of Deeds for Chatham County, North Carolina, in Book D.Y. at Page 441.

For a more accurate description of said above described lands reference is hereby made to plat made of same by George H. Hancock, surveyor, on November 19, 1935, covering the said lands, less about 100 acres on the east side of said tract sold off to C. T. Johnson, see Plat Book 1, at Page 74.

This being the identical land conveyed to Carl G. Goodwin and wife, Nellie O. Goodwin, by deed from Willis B. Wilson and wife, Vella V. Wilson, dated September 16, 1943, and recorded in Book J-D, Page 76, Chatham County Registry.

There is excepted, however, from the above tract all that land conveyed to the Grantor to the U. S. Government, it being described as Tract 750, U. S. Government map and recorded in Book of Maps ____, Page ____, Chatham County Registry.

Also excepted is land previously conveyed to Durham and South Carolina Railroad Company, the tract containing 6.46 acres, the balance being 2.53 acres, more or less.

SEE: Book 447, Page 715; Estate of Bruce G. Goodwin Wake County Estate File No. 98-E-1730; and Estate of Jean Mills Goodwin, Chatham County Estate File No. 00-E-367.

See Also: Deed dated November 20, 2002 at Book 990, Page 321 of the Chatham County Registry.

See Also: AFFIDAVIT of CORRECTION dated March 4, 2009 at Book 1445, Page 1098 of the Chatham County Registry.