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FILED
CHATHAM COUNTY NC
TREVA B. SEAGROVES
REGISTER OF DEEDS
FILED Jul 07, 2014
AT 03:34:20 pm
BOOK 01750
START PAGE 0649
END PAGE 0650
INSTRUMENT # 06395
EXCISE TAX \$660.00

BOOK 1750 PAGE 0649

Prepared by: Christopher Mann, Law Office of Christopher Mann
Return to: Grantee at 873 Arrowhead Loop, Pittsboro, NC 27312

N.C. Excise Tax - \$ 660.00

Parcel Id: Brief Description for Index: Lot 78 Bobcat Point

NORTH CAROLINA

GENERAL WARRANTY DEED

CHATHAM COUNTY

This deed, made and entered into this 5 day of July, 2014, by and between **Douglas Castleman and Jennifer Castleman**, a married couple, hereinafter referred to as "Grantor"; and **Russell A. Ward and Andrea Ward**, a married couple, hereinafter referred to as "Grantee".

WITNESSETH:

That said Grantor, for and in consideration of valuable consideration paid to Grantor, the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto the Grantee in fee simple all that certain tract or parcel of land lying and being in Chatham County, North Carolina, and more particularly described as follows:

BEING all of Lot 78, containing 11.059 acres, more or less, of Bobcat Point Subdivision, Phase III, Revision of Lots 77 and 78, according to plat recorded in Plat Slide 2003-307, Chatham County Registry, reference to which is hereby made for a more particular description.

The property described above was acquired by Grantor by instrument recorded in Book 1337, Page 843, Chatham County Registry.

To have and hold the aforesaid tract or parcel of land and all privileges thereunto belonging in fee simple forever.

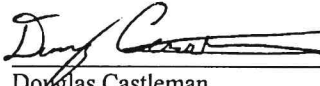
And Grantor covenants with Grantee that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all

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 described above is subject to ad valorem taxes for the current year and easements and restrictive covenants of record, if any.

The designation Grantor and Grantee as used herein shall include the parties hereto, their heirs, successors, assigns and legal and/or personal representatives.

In Testimony Whereof, said Grantors have hereunto set their hands and seals the day and year first above written.

 (SEAL)
Douglas Castleman

 (SEAL)
Jennifer Castleman

NORTH CAROLINA
CHATHAM COUNTY

I, LANA M. BRADLEY, Notary Public of said County, do hereby certify that Douglas Castleman and Jennifer Castleman, Grantors, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 5 day of JULY, 2014.


NOTARY PUBLIC

My commission expires: 01/22/2017

