

FILED
CHATHAM COUNTY
REBA G. THOMAS
REGISTER OF DEEDS

FILED Jun 14, 2006
AT 11:58:39 am
BOOK 01265
START PAGE 0229
END PAGE 0230
INSTRUMENT # 07884

Chatham County 06-14-2006
NORTH CAROLINA
Real Estate
Excise Tax \$320.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 320.00

BOOK **1265** PAGE **229**

Prepared by JENNIFER S. ANDREWS, ESQ. Post Office Box 250, Siler City, North Carolina 27344
06RE122
Return to: Grantee

THIS DEED made this 14 day of June, 2006, by and between

GRANTOR:

RICKY SPOON BUILDERS, INC.
(A North Carolina Corporation)
and

GRANTEE:

GATHIER RODGERS, JR.
LUCINDA R. JONES
FREEMAN T. RODGERS
MARTHA L. GRAF

9700 Cleary Lane
Mitchellville, MD 20721

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 Grantees, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantees in fee simple, all that certain lot or parcel of land situated in CENTER Township, Chatham County, North Carolina and more particularly described as follows:

Being all of Lot B, containing 6.00 Acres, as shown and described on Plat entitled "Ricky Spoon Builders, Inc., Gathier Rodgers, Jr., et al." which plat was prepared by Van R. Finch - Land Surveys, P.A., dated May 22, 2006 and recorded in Plat Slide 2006-193, Chatham County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in: Book 1059, Page 680, Chatham County Registry.

A map showing the above described property is recorded in Plat Slide 2006-193, Chatham County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

And the Grantor covenants with the Grantees, 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: All Matters depicted upon the above described plat of the property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed in its corporate name by its duly authorized officer, the day and year first above written.

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RICKY SPOON BUILDERS, INC.
BY: Ricky Spoon
Ricky Spoon, President

SEAL-STAMP

NORTH CAROLINA, CHATHAM COUNTY:

I, Jennifer S. Andrews, a Notary Public of the County and State aforesaid, do hereby certify that Ricky Spoon, in his capacity as President of Ricky Spoon Builders, Inc., a North Carolina Corporation, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and official stamp or seal this 14 day of June, 2006.

My Commission Expires: 4/6/08
Jennifer S. Andrews
Notary Public

