

FILED Jun 06, 2024
 AT 12:11:11 PM
 BOOK 02417
 START PAGE 0121
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 INSTRUMENT # 04791
 EXCISE TAX \$22.00

GENERAL WARRANTY DEED

REVENUE: \$22.00

File No.: LEL1376644

PARCEL ID: 0010244

This instrument prepared by: Wendy Hughes, licensed North Carolina attorney. Hutchens Law Firm LLP

Return to: Wendy Hughes
 485 Olde Waterford Way, Ste 104, Leland, NC 28451
 Title Insurance to be issued by: Key Title, LLC

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief Legal Description: Lot 8, Watson Park, PL 6/47

**NORTH CAROLINA
 COUNTY OF CHATHAM**

THIS DEED made this 15th day of May, 2024, by and between

Grantor	Grantee
Herbert T. Reaves and wife Rita Childress, Mailing Address: 1762 Hunters Lane, Blairs, VA 24527	Tall Nate Real Estate, LLC, Mailing Address: 500 Westover Drive #34545, Sanford, NC 27330

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

BEING all of Lot Number Eight (8) of the Watson Park Subdivision in Gulf Township, Chatham County, a map of which is duly recorded in the Office of the Register of Deeds for Chatham County, North Carolina, in Plat Book 6, at Page 47.

Parcel No. 0010244

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 440, and Page 784**, Chatham County Registry, North Carolina.

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: Restrictive covenants, easements and rights of way as may appear of record in the aforesaid registry as well as current year ad valorem taxes.

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

The property herein described WAS WAS NOT the principal residence of the Grantors.
(please mark one)

Herbert T. Reeves
Herbert T. Reeves
Rita Childress
Rita Childress

STATE OF Virginia
Pittsylvania COUNTY

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: Herbert T. Reeves and Rita Childress

This the 15th day of May, 2024.

Theresa D. Murphy
Notary Public

My Commission Expires: 6/30/24

