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05/31/2017 03:35:54 PM

100.00 rev
26.00

Melissa F. Pipkin, Montgomery County, NC
REAL ESTATE EXCISE TAX: \$100.00

126.00 pd

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 100.00

Parcel Identifier No. 7517 00 87 8887 Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Garner & Williamson, P. A., 111 Courthouse Square, Troy, NC 27371

Brief description for the Index: LOT containing 104.78 acres, more or less,

THIS DEED made this 31st day of May, 2017, by and between

GRANTOR	GRANTEE
Gregory Boon Chesson and spouse, Mary Allen Chesson 222 Lost Lake Drive Troy, NC 27371	The Landtrust for Central NC 204 East Innes St., Suite 280 Salisbury, NC 28144

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of _____, Troy Township, Montgomery County, North Carolina and more particularly described as follows:

See Attached Exhibit "A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book 227 page 863.
All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book F page 189-D.

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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name)

Gregory Boon Chesson (SEAL)
Gregory Boon Chesson

By: _____
Title: _____

Mary Allen Chesson (SEAL)
Mary Allen Chesson

By: _____
Title: _____

(SEAL)

By: _____
Title: _____

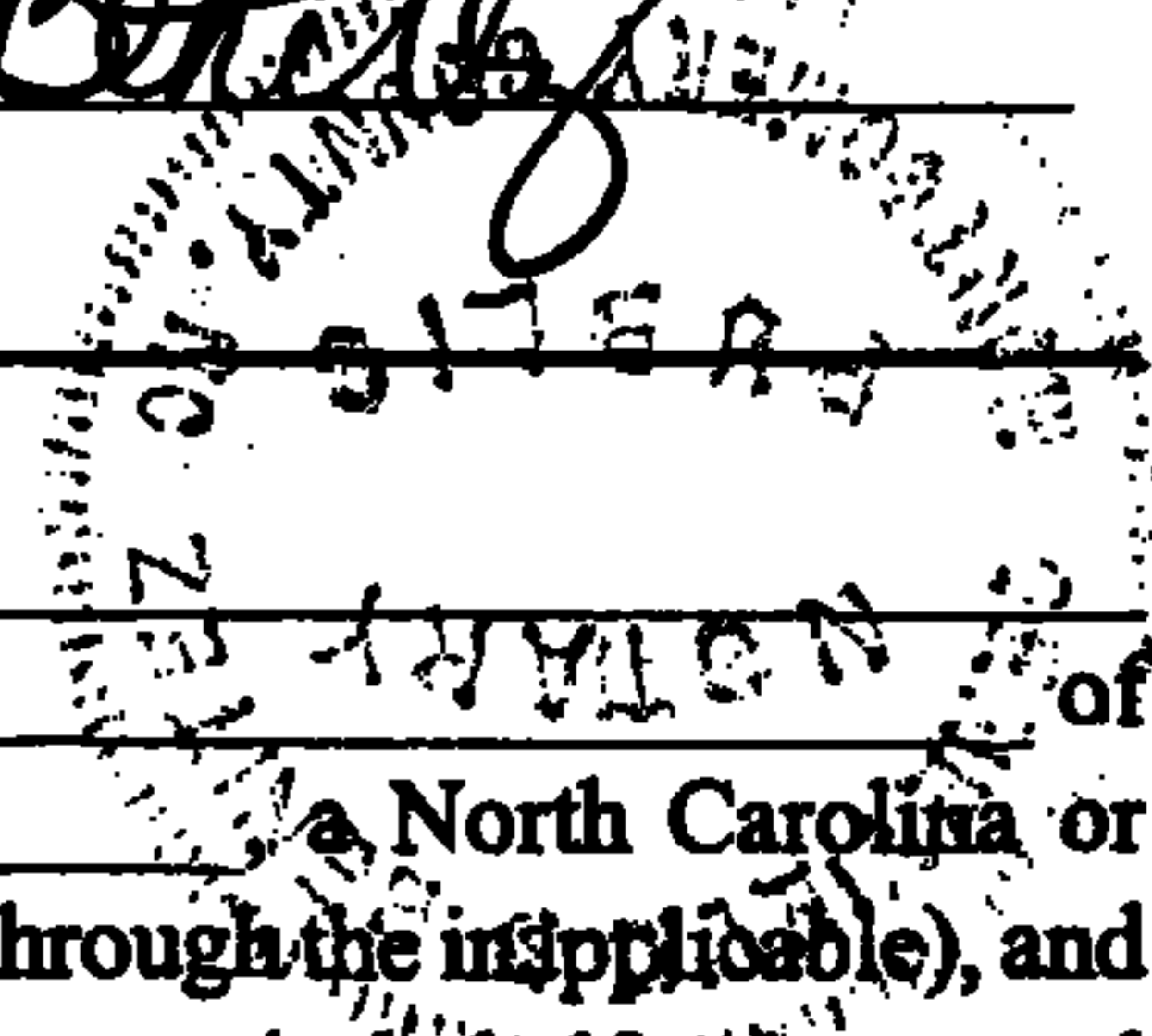
(SEAL)

State of North Carolina - County of Montgomery

I, the undersigned Notary Public of the County and State aforesaid, certify that Gregory Boon Chesson and spouse Mary Allen Chesson 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 31 day of May, 2017

My Commission Expires: 4-26-21

Genevieve D. Bennett
Notary Public



State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____ a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20__.

My Commission Expires: _____

Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20__.

My Commission Expires: _____

Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Register of Deeds for _____ County
By: _____ Deputy/Assistant - Register of Deeds

Being all of the Tract of land containing 104.78 acres, more or less, as shown on a survey entitled, "The LandTrust for Central North Carolina, CWMTF Grant Contract 2014-027""", prepared by, Thomas J. Fields, PLS L-2906, dated May 25, 2016, recorded in Plat Cabinet G, Slide 1-A, Montgomery County Registry, to which reference is made for a more particular description as fully as if set out herein.
TOGETHER WITH the 30 Foot Easement No. 1 as shown on Map recorded in Plat Cabinet F, Slide 189-D and the 45 foot Easement No. 2 as shown on Map recorded in Plat Cabinet G, Slide 1-B, Montgomery County, to which Maps reference is made for a more complete description of said Easements as fully as if set out herein.