

FILED
CHATHAM COUNTY NC
LUNDAY A. RIGGSBEE
REGISTER OF DEEDS

FILED Jul 01, 2015
AT 11:27:42 am
BOOK 01805
START PAGE 0175
END PAGE 0178
INSTRUMENT # 06234
EXCISE TAX (None)

**NORTH CAROLINA
NON-WARRANTY DEED**

Excise Tax: \$ 0.00 Recording Time, Book and Page
Tax Map No. Parcel Identifier No. *0060115, 0077745, 007454*

Mail after recording to: Tenney & Tenney, LLP, 160 Wind Chime Court, Raleigh, NC 27615
This instrument was prepared by: Tenney & Tenney, LLP, *Walter Tenney*
Short Legal: 10.363 acres, Plat Slide 2001-32, Chatham County Registry, Lot #5, .419 acres, Plat Book 33, Page 68, and Lots 2 and 3 of M.E. "Bud" Holder, Plat Slide a-596, Chatham County Registry.

THIS DEED made this *27th* day of *June*, *2015* by and between

GRANTOR

Brian M. Maginnis and Robert J. Kapp

Mailing Address:
342 Empire Landing, Long Beach, CA 90803

GRANTEE

Brian M. Maginnis and Robert J. Kapp,
Tenants in Common as follows:
Brian M. Maginnis with 65% Ownership Interests,
Robert J. Kapp with 35% Ownership Interests

Mailing Address:
342 Empire Landing, Long Beach, CA 90803

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 the City of Pittsboro, _____ Township, Chatham 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 1665, Page 778.

A map showing the attached described property as Tract 1 is recorded in Plat Slide 2001-32 and a map showing the attached described Tract 2 is recorded in Plat Slide A-596, Chatham County Registry.

The above described property does include the primary residence of the 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.

Grantor makes no warranty, express or implied, as to the title to the property hereinabove described.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

[Signature] (SEAL)
Robert J. Kapp

[Signature] (SEAL)
Brian M. Maginnis

NORTH CAROINA, WAKE 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: Robert J. Kapp, Grantor(s). Witness my hand and official stamp or seal, this the 29th day of June, 2015.

My Commission Expires: 12/3/2015

[Signature]
Notary Public

Print Notary Name: Brian H. Tenney



[Handwritten mark]

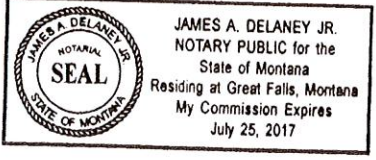
~~CALIFORNIA~~ MONTANA CASCADE COUNTY

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: Brian M. Maginnis, Grantor(s). Witness my hand and official stamp or seal, this the 26 day of June 2015.

My Commission Expires: 7/25/2017


Notary Public

Print Notary Name: JAMES A. DELANEY JR.





BK 1805 PG 0178
Exhibit A

Tract 1:

All that certain lot or parcel of land situate in Hickory Mountain Township, Chatham County, North Carolina and more particularly described as follows:

PARCEL 1: All that certain 10.363 acres parcel of land more particularly described according to survey and Plat entitled "Survey for Robert J. Kapp and Brian Maginnis" dated December 2, 2000, prepared by Van R. Finch – Land Surveys, P.A. and recorded at Plat Slide 2001-32 Chatham County Registry. This identical property is described in Deed recorded in Book 707, Page 970, Chatham County Registry, except for the portion that has been conveyed to the NC Department of Transportation by Deed recorded in Book 682, Page 970, Chatham County Registry.

PARCEL 2: All that certain lot described as lot # 5 containing .419 acres, more or less, as shown on a plat entitled "Survey for Nina F. and Thomas K. Wrenn", dated June 21, 1982, prepared by Rufus L. Johnson, R.L.S., and recorded in Plat Book 33, Page 68, Chatham County Registry to which said plat reference is hereby made for a more complete description. See Deed recorded Book 757, Page 324, Chatham County Registry. Save except that portion of said property heretofore conveyed to the NC Department of Transportation by easement deed recorded in Book 671, Page 195, Chatham County Registry.

Property Address: 6285 Highway 64 West, Pittsboro, NC 27312

Tract2:

All that certain lot or parcel of land situated in New Hope Township, Chatham County, North Carolina, and more particularly described as follows:

BEING all of Lots No. 2 and 3, PROPERTY OF M.E. BUD HOLDER et ux NELLIE M. HOLDER, according to the plat and survey thereof, as recorded in Plat Slide A-596, Chatham County Register, to which plat reference is hereby made for a more particular description of the same.

Property Address: 30 Mount Gilead Church Road, Pittsboro, NC 27312