

FILED
 CHATHAM COUNTY NC
 LUNDAY A. RIGGSBEE
 REGISTER OF DEEDS
 FILED Jul 23, 2019
 AT 12:28:40 pm
 BOOK 02056
 START PAGE 0138
 END PAGE 0139
 INSTRUMENT # 07127
 EXCISE TAX \$91.00

Prepared by W. Ben Arwater, Jr., Attorney
 P. O. Box 629, Siler City, NC 27344
 Mail to: Jeffrey Wilson
 21180 NC Hwy 902
 Bear Creek, NC 27207

NORTH CAROLINA)
) WARRANTY DEED
 CHATHAM COUNTY)
 Revenue \$91.00

 This is not Grantor's Primary residence

THIS DEED, made and entered into this 17th day of November, 2019, by and between ,
HELEN H. WOODY, single, of 1811 Bonlee-Carbonton Rd., Goldston, NC 2722, Grantor,
 A N D

JEFFREY D. WILSON, of 21 180 NC Hwy. 902, Bear Creek, NC 27207, Grantee,

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 Bear Creek Township, Chatham County, North Carolina, and more particularly described as follows:

BEGINNING at a point in the centerline of NC #902, said point being located South 54° 58' 04" West 477.82 feet; South 56° 11' 17" West 373.33 feet; South 57° 06' 47" West 100.07 feet; South 57° 06' 47" West 100.07 feet; South 58° 20' 48" West 100.05 feet; South 59° 14' 19" West 200.03 feet; South 59° 17' 30" West 200.08 feet; South 59° 32' 21" West 100.07 feet from a p.k. nail set at the centerline intersection of NC #902 with NCSR #1006; and running thence from said point and place of BEGINNING with the centerline of NC #902 the following courses and distances: South 60° 12' 27" West 300.02 feet; South 60° 30' 21" West 50.43 feet to a point in the line of Coley; thence with the line of Coley North 29° 08' 09" West 1270.62 feet to an iron set in the line of Jimmy R. Wilson and wife, Helen E. Wilson; thence with the line of Wilson South 85° 42' 22" East 246.80 feet to an iron corner with R. M. Hancock; thence with the line of Hancock South 36° 23' 42" East 1140.04 feet to the point and place of BEGINNING, containing 7.56 acres, more or less.

For chain of title see Deed Book 507, Page 376, Chatham County Registry.

- (1) The above described property is subject to restrictive or protective covenants, If any.
- (2) The above described property is subject to any rights of way for highways, roads and public utilities.

(3) The above described property is subject to any zoning ordinances of the county or any municipal corporations.

(4) The County taxes shall be pro-rated between the Grantors and Grantee for 2014.

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, and 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.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal, the day and year first above written.

Helen H. Woody (Seal)
HELEN H. WOODY

NORTH CAROLINA, CHATHAM COUNTY:

I, a notary public of said county and state, do hereby certify that **Helen H. Woody** personally appeared before me this day and acknowledged the due execution of the foregoing deed for the purposes therein expressed.

WITNESS my hand and notarial seal this the 3rd day of July, 2019.

Mary Alice G. Kennedy
NOTARY PUBLIC

My commission expires:
07-07-2020



FILED
CHATHAM COUNTY NC
LUNDAY A. RIGGSBEE
REGISTER OF DEEDS
FILED Oct 17, 2019
AT 04:44:30 pm
BOOK 02072
START PAGE 0454
END PAGE 0455
INSTRUMENT # 10571
EXCISE TAX (None)

Prepared by: W. Ben Atwater, Jr.
And mail to: Jeffrey D. Wilson
21180 NC Hwy #902
Bear Creek, NC 27207

CORRECTIVE AFFIDAVIT

Names of all parties to the original instrument: WARRANTY DEED

Grantor(s): HELEN H. WOODY, single

Grantee (s): JEFFREY D. WILSON

Recording information of the original instrument

Recording Date: April 4, 2019

Book 2038, Page 260, Chatham County Register of Deeds

Pursuant to and in accordance with N.C.G.S. 47-36.1, the undersigned hereby certifies that the following error(s) appears in the original instrument:

The date on the deed is incorrect, it has November 17, 2019 and it should have been July 23, 2019.

The Corrective Affidavit has been signed on this the 9th day of October , 2019.

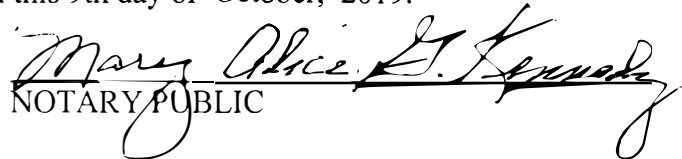


W. BEN ATWATER, JR.
Attorney at Law
P. O. Box 665
Siler City, NC 27344
919-742-5614

NORTH CAROLINA, CHATHAM COUNTY:

I, a notary public of said county and state, certify that **W. Ben Atwater, Jr.** personally appeared before me this day and acknowledged the due execution of the foregoing Corrective Affidavit for the purposes therein expressed and in the capacity indicated.

WITNESS my hand and notarial seal this 9th day of October, 2019.



NOTARY PUBLIC

My commission expires:
03-07-2020

