

This instrument prepared by Chatham County Attorney, North Carolina
Excise Tax \$00.00
Mail after recording to: Ann Hammack, County Paralegal, PO Box 1809, Pittsboro, NC 27312
Brief description for the Index: Parcel # 0082813

NORTH CAROLINA

SPECIAL WARRANTY DEED

CHATHAM COUNTY

THIS SPECIAL WARRANTY DEED, made this _____ day of _____, 2023, by and between **CHATHAM COUNTY COUNCIL ON AGING, INC.**, a North Carolina non-profit corporation (“Grantor”), and **CHATHAM COUNTY**, a body politic and corporate of the State of North Carolina, whose mailing address is Post Office Box 1809, Pittsboro, North Carolina 27312 (“Grantee”). The designation of Grantor and Grantee as used herein shall include said parties, their successors and assigns, and shall include the singular, plural, masculine, feminine, or neuter as required by context.

W I T N E S S E T H:

That the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell and convey unto the Grantee, its successors and assigns, all that certain tract of real estate located in Chatham County, North Carolina, and more fully described as follows:

Parcel Identification Number: 0082813

BEING known and designated as Unit No. 112, as described on a Plat entitled, “Condominium Plat SILER BUSINESS PARK Lot 9 Condominium Plat”, dated April 19, 2005, prepared by Van R. Finch, RLS, and recorded in Condominium Plat Book 1, Pages 30 and 31, Chatham County Registry, to which Plat reference is hereby made for greater certainty of description.

TOGETHER WITH with and subject to all rights and easements appurtenant to said Unit as specifically enumerated in the Declaration of Unit Ownership and Restrictive Covenants for Siler City Business Park Condominium, recorded in Book 1184, Page 779, in the Chatham County Registry.

The property described herein does not include the primary residence of Grantor.

TO HAVE AND TO HOLD the above-described tract of real estate, with all privileges and appurtenances thereunto belonging, to the Grantee in fee simple.

The Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

- 1. Ad valorem taxes for the year 2023 and subsequent years.
- 2. Restrictive Covenants recorded in Book 1184, Page 779, Chatham County Registry.

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its corporate name by its Director and its seal to be hereunto affixed by authority of its governing body, the day and year first written above.

CHATHAM COUNTY COUNCIL ON AGING, INC.

By: _____ (Seal)
Ashlyn Martin, Executive Director of Chatham County Council on Aging

By: _____ (Seal)
Johnny Shaw, Board President of Chatham County Council on Aging

I _____, a Notary Public of the County and State aforesaid, do hereby certify that Ashlyn Martin personally appeared before me this day and acknowledged that she is the Executive Director of Chatham County Council on Aging, Inc. and she as Executive Director, being authorized to do so, executed the foregoing instrument on behalf of Chatham County Council on Aging, Inc.

Witness my hand and official seal this _____ day of _____, 2023.

Notary Public in and for the State of North Carolina

Printed Name

(Affix Notary Seal)

My Commission Expires: _____

NORTH CAROLINA

COUNTY OF _____

I _____, a Notary Public of the County and State aforesaid, do hereby certify that Johnny Shaw personally appeared before me this day and acknowledged that he is the Board President of Chatham County Council on Aging, Inc. and he as Board President, being authorized to do so, executed the foregoing instrument on behalf of Chatham County Council on Aging, Inc.

Witness my hand and official seal this _____ day of _____, 2023.

Notary Public in and for the State of North Carolina

Printed Name

(Affix Notary Seal)

My Commission Expires: _____