

This instrument prepared by Chatham County, North Carolina
Excise Tax \$0.00
Mail after recording to: County Attorney Post Office Box 1809, Pittsboro, NC 27312
Brief description for the Index: Parcel #006928 and Parcel #007910

NORTH CAROLINA

DEED

CHATHAM COUNTY

THIS DEED, made this _____ day of February, 2016, by and between **CHATHAM COUNTY**, a body politic and corporate of the State of North Carolina (“Grantor”), and **CHATHAM HABITAT FOR HUMANITY**, a 501 (c)3 North Carolina non-profit corporation whose mailing address is 467 West Street, Pittsboro, North Carolina 27312 (“Grantee”):

The designation 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:

WHEREAS, Grantor purchased two (2) parcels of real estate hereinafter described at tax foreclosure sales, one on September 8, 2014, and the other on November 5, 2014 (collectively the “Property); and

WHEREAS, the Property has been declared surplus to the needs of the Grantor; and

WHEREAS, Grantee has requested that Grantor convey the Property to Grantee, without monetary consideration, so that Grantee can provide affordable housing to residents of Chatham County; and

WHEREAS, N.C. Gen. Stat. §153A-378 and other relevant law authorizes counties to convey real property to entities that provide affordable housing to persons of low or moderate income; and

WHEREAS, Grantee has covenanted and agreed to use the Property for the purpose of providing affordable housing to persons of low or moderate income; and

WHEREAS, Grantor has determined that Grantee's agreement to use the Property to provide affordable housing to Chatham County residents of low or moderate income is sufficient consideration to support this conveyance;

NOW, THEREFORE, Grantor, for and in consideration of the premises, and the agreement of Grantee to use the said real estate for the purpose of providing affordable housing to residents of Chatham County of low or moderate income, has and by these presents does grant, bargain, sell, and convey unto Grantee in fee simple, all of those certain two (2) lots or parcels of land situated in Chatham County, North Carolina, and more particularly described as follows (the "Property"):

Parcel #0006928:

A certain tract or parcel of land in Center Township, Chatham County, State of North Carolina, adjoining the lands of Melvin Harris and others, and bounded as follows, viz.:

Beginning at an iron pipe located 30 feet from the center of U.S. Highway No. 15&501 and being located on the West side of said highway near a culvert, Melvin Harris' corner and running thence with the center of a country road North 50 degrees and 05 minutes West 250 feet to point in the center of said road, a stake being located 15 feet from the center of said road; thence North 26 degrees and no minutes East with Sarah Knight's line 280 feet to iron state and pointers; thence South 64 degrees 00 minutes East 242 and 00 minutes West with the western boundary line of said highway 340 feet to the point of beginning and containing one and 7 tenths (1.7) acres, more or less.

Subject to all restrictive covenants, liens, and easements of record.

Parcel #0007910

All that certain tract or parcel of land located in Center Township, Chatham County, North Carolina, which is bounded and described as follows:

Beginning on the North corner and runs East 103.60 feet to Launis corner; thence North 74.25 feet to Stanton lot; thence West 103.60 feet; thence South 74.25 feet to the point of beginning. It being a lot located in the Town of Pittsboro, North Carolina.

Subject to all restrictive covenants, liens, and easements of record.

TO HAVE AND TO HOLD, the aforesaid Property and all privileges and appurtenances thereto belonging to Grantee in fee simple, but subject always to the following affordable housing covenants:

- (1) The Property shall be used by Grantee solely for the purpose of providing affordable housing to residents of Chatham County who are persons of low or moderate income. For purposes of these covenants “affordable housing” shall mean housing available for occupancy or ownership by persons of low or moderate income at mortgage or rental payments not exceeding thirty percent (30%) of the base, unadjusted income of such persons; and “persons of low or moderate income” shall mean persons or households whose annual gross income does not exceed sixty percent (60%) of Area Median Income for Chatham County.
- (2) Covenants containing the foregoing restrictions shall be placed in any subsequent deed conveying the Property to the end that the Property shall continue to be used for affordable housing purposes.

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

CHATHAM COUNTY

By: _____
Renee F. Paschal County Manager

NORTH CAROLINA

COUNTY OF _____

I _____, a Notary Public of the County and State aforesaid, do hereby certify that Renee F. Paschal personally appeared before me this day and acknowledged that she is the County Manager of Chatham County, North Carolina, and she as County Manager, being authorized to do so, executed the foregoing instrument on behalf of the said County.

Witness my hand and official seal this _____ day of _____, 2016.

Notary Public in and for the State of North Carolina

Printed Name

(Affix Notary Seal)

My Commission Expires: _____