

Prepared by: Moody, Williams, Atwater & Lee, P.O. Box 1806, Pittsboro, NC 27312
Return to: Grantee, P.O. Box 769, Siler City, NC 27344

The attorney preparing this instrument has made no title examination of the property described herein, and expresses no opinion as to the title, Medicaid or tax consequences from this conveyance.

This property is not the primary residence of the Grantor.

NORTH CAROLINA]
]
CHATHAM COUNTY] SPECIAL WARRANTY DEED

Revenue: \$N/A

THIS DEED, made and entered into this ___ day of April, 2022, by and between, **CHATHAM COUNTY**, a body politic and corporate, with its principal office located at 12 East Street, Pittsboro, NC 27312, parties of the first part; and **TOWN OF SILER CITY**, a North Carolina Municipality, with its principal office located at 311 North Second Avenue, Siler City, North Carolina 27344, party of the second part;

W I T N E S S E T H:

THAT said party of the first part for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS to it paid by said party of the second part, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does bargain, sell and convey unto said party of the second part, its heirs and assigns, a certain tract or parcel of land in Matthews Township, Chatham County, North Carolina, and described as follows:

ALL of Lot No. 148 according to a plat entitled “**Crestview Subdivision**” recorded in Plat Book 8, Page 58 of the Chatham County Registry, reference to which is hereby made for a more particular description.

- (1) For chain-of-title, see Deed Book 405, Page 403, Chatham County Registry.
- (2) This conveyance is made subject to all restrictive covenants, zoning regulations, easements and rights of way, and other encumbrances of record, if any.
- (3) This conveyance is subject to Chatham County ad valorem taxes for 2022.

TO HAVE AND TO HOLD the aforesaid tracts or parcels of land and all privileges and appurtenances thereunto belonging to said party of the second part, its heirs and assigns, forever in fee simple.

AND said party of the first part covenants that it has done nothing to impair such title as it received and will warrant and defend the title against the lawful claims of all persons claiming by, under or through party of the first part, except for the exceptions hereinabove stated.

IN TESTIMONY WHEREOF, said party of the first part, by and through the county official named below, has hereunto set its hand and seal, the day and year first above written.

CHATHAM COUNTY

BY: _____
DAN LAMONTAGNE
COUNTY MANAGER

STATE OF NORTH CAROLINA

COUNTY OF CHATHAM

I, the undersigned Notary Public of said County and State, hereby certify that **DAN LAMONTAGNE**, personally came before me this day and acknowledged that he is County Manager for **CHATHAM COUNTY**, a North Carolina body politic and corporate, and that he as County Manager being authorized to do so, has authority to convey title to the property referenced herein and has executed the foregoing on behalf of the body politic and corporate.

Witness my hand and official seal, this the _____ day of April, 2022.

Notary Public: _____
My Commission Expires: _____