

FILED  
CHATHAM COUNTY NC  
TREVA B. SEAGROVES  
REGISTER OF DEEDS

FILED Sep 12, 2008  
AT 12:55:52 pm  
BOOK 01422  
START PAGE 1043  
END PAGE 1044  
INSTRUMENT # 10619  
EXCISE TAX (None)

BOOK 1422 PAGE 1043

No Revenue

**GENERAL WARRANTY DEED**

Parcel Identifier Number \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_ 2008  
by.....

Mail after recording to: Grantees Raymond Matthews, 205 Severin St. Chapel Hill, NC 27516  
This instrument was prepared by: David M. Rooks (without title examination)  
Brief description for the index: \_\_\_\_\_

THIS DEED made this 4th of September 2008, by and between

GRANTOR

Matthew Wagner Enterprises, LLC

GRANTEE

Raymond L. Matthews

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

BEING all of Lot 2 according to the Plat recorded at Plat Slide 2005-224 Chatham County Registry to which reference is made for a more particular description.

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 the Grantor is seized of the premises in fee simple, 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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

1. Ad valorem taxes for 2008 and subsequent years.

## 2. Easements, restrictions and encumbrances of record.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its managers as an act of the Company, the day and year first above written.

Matthews Wagner Enterprises, LLC

Raymond L. Matthews  
Raymond L. Matthews, Member

Noah Matthews  
Noah Matthews, Member

Micah Matthews  
Micah Matthews, Member

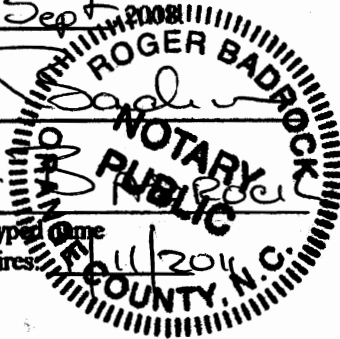
Orange County, North Carolina

I certify that the following persons personally appeared before me this day, each acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Raymond L. Matthews, Noah Matthews and Micah Matthews, Members of Matthews Wagner Enterprises, LLC.

This the 9 day of Sept 2008

Roger Badrock  
Notary Public

Roger  
Notary's printed or typed name  
My commission expires: 11/2011



(Official Seal)