FILED
CHATHAM COUNTY
REBA G. THOMAS
REGISTER OF DEEDS

FILED	Dec 19, 2003
AT	04:11:35 pm
BOOK	01076
START PAGE	0349
END PAGE	0351
INSTRUMENT #	20257

BOOK 1076 PAGE 349

Excise Tax: $ -0- **Parcels #0011838, 0011839 and 0076770**
Mail after recording to Grantee at: 1101 Haynes Street, Suite 205, Raleigh, NC 27606-1455
This instrument was prepared by Cynthia Sax Perry, Attorney at Law, Pittsboro, NC 27312
Brief description for the Index: 85 acres +/-

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 18th day of December, 2003, by and between

GRANTOR	GRANTEE
JON ANDRE CONDORET and JOAN EARLE CONDORET, Married Persons	**TRIANGLE LAND CONSERVANCY (A North Carolina Non-Profit Corporation)**

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

TRACT ONE:

BEING ALL that certain tract or parcel of land containing 144.215 acres, more or less, designated as Tract 2 on the plat entitled "PROPERTY OF MARY HUDSON JONES" prepared by Smith and Smith Surveyors, dated October 7, 1991, and recorded at Plat Slide 91-342, Chatham County Registry to which plat reference is hereby made for a more particular description of same, **SAVE AND EXCEPT**:

(a) that 16.095 acres, more or less, conveyed to Meredith Weiner et al by deed recorded in the Chatham County Registry at Book 1012, Page 406;

(b) that 2.20 acres, more or less, conveyed to T. Weiner by deed recorded in the Chatham County Registry at Book 1012, Page 390;

(c) that 25.004 acres, more or less, conveyed to Barbara Weiner by deed recorded in the Chatham County Registry at Book 1008, Page 709;

(d) that 25.616 acres, more or less, conveyed to M. Dryden by deed recorded in the Chatham County Registry at Book 987, Page 545;

(e) that 0.520 acres, more or less, conveyed to Meredith Weiner et al by deed recorded in the Chatham County Registry at Book ___, Page ____;

(f) that 0.189 acres, more or less, conveyed to Barbara Weiner by deed recorded in the Chatham County Registry at Book ___, Page ____;

(g) that Conservation Easement containing 29.364 acres, more or less, to the State of North Carolina, Department of Transportation, recorded in Book 1065, Page 806, Chatham County Registry.

(h) Those rights of way granted to CP&L at Book 608, Page 904, and the Department of Transportation at Book 604, Page 494, Chatham County Registry;

(i) that 12 foot wide cross access easement which serves to connect Tracts A and B as shown on the plat at Plat Slide 2003-435, Chatham County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 581, Page 162.

TRACT TWO:

Adjoining the lands of R.G. Hancock and others and being on the Northeast side of a road which leads from Rives Chapel Church to S.R. #2175, same being S.R. #2170, said Beginning point being South 35 degrees and 28 minutes East from the center of the Bridge across Tick Creek, there being a light wood stake 31.80 feet from the center of said road and running from said Beginning point (center of said road) North 73 degrees and 04 minutes East 724.30 feet to a light wood stake, 3 feet from the fence line, Hancock's corner; thence with Hancock's line South 36 degrees and 04 minutes East 665.82 feet to a light wood stake, Hancock's corner; thence with Hancock's line South 50 degrees and 30 minutes West 425.38 feet to the center of said S.R. #2170; thence with the center of said road North 47 degrees and 35 minutes West 412.39 feet to another point in the center of said road; thence on with said road North 59 degrees and 30 minutes West 412.81 feet to another point in the center of said road; thence on with the center of said road North 40 degrees and 44 minutes West 145.57 feet to the BEGINNING and containing 9.73 acres, more or less according to a survey of the same made by Thomas J. Matthews, Surveyor, dated January 14, 1970.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 708, Page 1097, Chatham Registry.

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, 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: Restrictions, rights of way and easements of record, including but not limited to the right of way for S.R. 2172 and that 12 foot cross access easement shown on Plat Slide 2003-273 which was reserved from the Conservation Easement granted by Condorets to the Department of Transportation in Book 1065, Page 806, Chatham County Registry.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Joan Earle Condoret by Jon Andre Condoret (SEAL)
JOAN EARLE CONDORET by JON ANDRE CONDORET, Attorney in Fact

Jon Andre Condoret (SEAL)
JON ANDRE CONDORET

SEAL-STAMP NORTH CAROLINA, CHATHAM COUNTY.

I, a Notary Public in and for said County and State, certify that Jon Andre Condoret personally came before me this day and acknowledged that his execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 18th day of December, 2003.

CYNTHIA SAX PERRY NOTARY PUBLIC CHATHAM COUNTY, N.C.

My Commission Expires: 5/26/2006

Cynthia Sax Perry
Notary Public

NORTH CAROLINA, CHATHAM COUNTY

I, Cynthia Sax Perry, a Notary Public for Chatham County and State aforesaid, do hereby certify that Jon Andre Condoret personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of Joan Earle Condoret, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in Book 905, Page 614, Office of the Register of Deeds of Chatham County, North Carolina, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney.

I do further certify that the said Jon Andre Condoret, acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Joan Earle Condoret.

WITNESS my hand and official seal, this the 18th day of December, 2003.

Cynthia Sax Perry
Notary Public

My Commission Expires: 5/26/2006

CYNTHIA SAX PERRY NOTARY PUBLIC CHATHAM COUNTY, N.C.

Chatham County, North Carolina
REBA G. THOMAS Register of Deeds
The foregoing certificate(s) of
CYNTHIA SAX PERRY

notary/notaries public
is/are certified to be correct.

Reba G. Thomas
Assistant - Register of Deeds