

FILED
CHATHAM COUNTY NC
LUNDAY A. RIGGSBEE
REGISTER OF DEEDS

FILED Oct 23, 2023
AT 10:07:27 am
BOOK 02386
START PAGE 0622
END PAGE 0625
INSTRUMENT # 09262
EXCISE TAX (None)

Excise Tax: NTC

**NORTH CAROLINA GENERAL WARRANTY DEED
RETAINING A LIFE ESTATE TO GRANTOR**

Prepared by: Moody, Williams, Atwater & Lee
W. Ben Atwater Jr.
PO Box 629 Siler City NC 27344

Mail to: Frances J. Porter, 31 Melvin Clark Rd., Siler City, NC 27344

**IMPORTANT: THIS INSTRUMENT WAS PREPARED
WITHOUT TITLE EXAMINATION**

Brief description for index:

THIS DEED, made this 18th day of October, 2023, by and between:

Grantor: FRANCES J. PORTER 31 Melvin Clark Rd. Siler City, NC 27344	Grantee: CYNTHIA P. DIXON PO Box 433 Siler City, NC 27344
--	--

[Empty rectangular box]

		ALAN GREGORY PORTER 1039 Bonlee-Bennett Rd. Siler City, NC 27344

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.

Transfer of Ownership: WITNESSETH that said Grantor(s), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s), the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee(s) the remainder interest, retaining a Life Estate in the Grantor(s), without any liability for waste, and with full power and authority in said life tenant to sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the of the remainderman, and with full power and authority to retain any and all proceeds generated thereby, in the following described land, situate, lying and being in Matthews Township, Chatham County, North Carolina, to wit:

Property: SEE ATTACHED EXHIBIT "A" FOR PROPERTY DESCRIPTION.

(1) The above described property is subject to any right-of-way to the North Carolina Department of Transportation, if any.

(2) The above described property is subject to any easements or restrictions of record including any which might now exist in favor of any Public Utility Company.

(3) The above described property is subject to any matters which a recent and accurate survey might disclose.

(4) The above described property is subject to 2023 ad valorem taxes to be pro-rated between the parties

The Grantor specifically reserve to herself a **LIFE ESTATE** in the aforesaid property and she acknowledges an obligation and intention to maintain and insure the aforesaid property for her own benefit and the benefit of the Grantees so long as they continue to retain this **LIFE ESTATE**.

TO HAVE AND TO HOLD said Property with all privileges and appurtenances thereunto belonging to the said Grantees, their heirs and assigns forever, in fee simple.

Covenants: The said Grantor does hereby covenant that she has title to the Property in fee simple; has the right to convey the Property; that the title is marketable and free and clear of all liens and encumbrances (*i. e.*, mortgages and judgments), and that Grantor will warrant and defend the title against the lawful claims of all persons. Grantor will execute such further assurances as may be necessary or proper to carry out the true intent and purpose of this conveyance.

Signature: Grantor has duly executed the foregoing instrument, as of the day and year first written above.

Grantor: *Frances J. Porter* (SEAL)
FRANCES J. PORTER

STATE OF NORTH CAROLINA

CHATHAM COUNTY

The undersigned, a Notary Public of the County and State aforesaid, hereby certifies that **Frances J. Porter**, personally appeared before me this day and, being first duly sworn, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official stamp or seal, this the 18th day of October, 2023.

Mary Alice G. Kennedy
Notary Public

My Commission Expires: 03-07-2025



EXHIBIT "A"

Lying and being in Matthews Township, Chatham County, North Carolina, and more particularly described as follows:

Tract One: BEGINNING at a point in the centerline of the Race Path Road where the same intersects the Bob Dixon Road, Mount Vernon Springs Presbyterian Church Southwest corner and running thence South 85 degrees East 300 feet with the centerline of the Bob Dixon Road to a point in the centerline of said road, J. Foust Lane's new corner; thence South 7 degrees 30' East, J. Foust Lane's new line 292 feet to an iron stake; J. Foust Lane's new corner; thence North 85 degrees West with J. Foust Lane's new line 300 feet to a point in the centerline of the Race Path Road; thence North 10 degrees West with the centerline of said Race Path Road 172 feet to a point in said centerline; thence North 4 degrees West with said centerline 120 feet to the point of BEGINNING, and **containing 2 acres**, more or less. This is a portion of the J.M. Foust tract. This Tract is subject to an easement recorded in Deed Book 813, Page 120, Chatham County Registry.

For chain of title see Deed Book 271, Page 125 Chatham County Registry.

Tract Two: Adjoining the lands of J. Foust Lane, W.J. Porter, Hugh Tillman and BEGINNING at a point in the center of the Old Race Tract Road in Hugh Tillman's line and running thence with Tillman's line South 86-1/2 degrees East 127 feet to the center of an old road, same being a dead end road crossing the land of J. Foust Land; thence following the center of said road South 5 degrees East 317 feet to a point in the center of said road; thence North 83 degrees West with the line of J. Foust Lane 43 feet to the center of the old road (Old Race Tract Road); thence following the center of said road North 18 degrees West 335 feet to the BEGINNING, **containing .63 acres**, more or less.

For chain of title see Deed Book 422, Page 301, Chatham County Registry.

Prepared by: Ed McLaurin, Holmes & McLaurin
Return To: Krista Ritter, 309 Loves Creek Ch. Rd.
Siler City, NC 27344

FILED
REBA C. THOMAS
REGISTER OF DEEDS
CHATHAM COUNTY, NC

NORTH CAROLINA
CHATHAM COUNTY

BOOK 813 PAGE 120

DEC 17 8 15 AM '99

EASEMENT

14163

THIS EASEMENT, made and entered into this 3rd day of ^{October} ~~September~~, 1999
by and between MT. VERNON SPRINGS PRESBYTERIAN CHURCH; WILBUR J.
PORTER and wife, FRANCES PORTER; and JACK RANDOLPH LANE, single, parties
of the first part; to JOHN W. RITTER, and wife, KRISTA J. RITTER of Chatham
County, parties of the second part;

WITNESSETH:

THAT WHEREAS, JACK RANDOLPH LANE, single, is the owner of tracts or
parcels of land more particularly described by Deeds recorded in Book JM, at Page
228, and Book IV, at Page 289, Chatham County Registry; and

WHEREAS, WILBUR J. PORTER, and wife, FRANCES PORTER, are the
owners of a certain tract or parcel of land more particularly described by Deed
recorded at Book 274 at Page 125, Chatham County Registry; and

WHEREAS, MT. VERNON SPRINGS PRESBYTERIAN CHURCH, is the owner
of a certain tract or parcel of land more particularly described in Deed recorded at
Book LY at Page 99, Chatham County Registry; and

WHEREAS, said properties lie between property of JOHN W. RITTER and
wife, KRISTA J. RITTER, and NCSR 1134; and

WHEREAS, JOHN W. RITTER, and wife, KRISTA J. RITTER, parties of the
second part desire a Perpetual Easement for purposes of ingress, egress, and
regress, together with installation and maintenance of utilities from their property
over and upon an easement to NCSR 1134; and

WHEREAS, MT. VERNON SPRINGS PRESBYTERIAN CHURCH, WILBUR J.
PORTER, and wife, FRANCES PORTER, and JACK RANDOLPH LANE, single,
parties of the first part are in agreement to convey to JOHN W. RITTER, and wife,
KRISTA J. RITTER, parties of the second part a Perpetual Easement for purposes
of ingress, egress, and regress, together with installation and maintenance of
utilities over, across and upon the easement premises hereinafter described; and

WHEREAS, the parties desire to memorialize their agreements in this
document.

NOW THEREFORE, in consideration of the sum of TEN DOLLARS and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, MT. VERNON SPRINGS PRESBYTERIAN CHURCH, WILBUR J. PORTER, and wife, FRANCES PORTER, and JACK RANDOLPH LANE, single, convey unto JOHN W. RITTER, and wife, KRISTA J. RITTER, a non-exclusive Perpetual Easement thirty feet (30') in width extending from property owned by JOHN W. RITTER, and wife, KRISTA J. RITTER, in a generally North and northwesterly direction to NCSR 1134, the centerline of which thirty foot (30') easement is hereinafter more particularly described;

BEAR CREEK/MATTHEWS TOWNSHIP,

BEGINNING at a point of the northwestern corner of Lot #1, said point being located North 07 25 19 East 772.62 feet from a control corner, said control corner being the Southwest corner of Lot #1, as more particularly shown and defined upon plat recorded in Plat Book 91-377, Chatham County Registry, and running thence from said point and place of beginning, with the centerline of said private road following courses and distances: North 67 36 51 West 93.45 feet, North 59 38 12 West 95 feet, North 55 27 22 West 87.18 feet, North 58 14 33 West 120 feet, North 64 15 04 West 62.55 feet, North 68 05 16 West 93.12 feet, North 63 58 45 West 92 feet, North 50 29 35 West 81.81 feet, North 43 58 42 West 164 feet, North 61 23 40 West 54.53 feet, North 71 29 00 West 139 feet, North 67 24 00 West 604.79 feet, North 65 41 59 West 212.99 feet, North 78 11 12 West 72 feet, North 72 41 05 West 275.96 feet, North 83 15 48 West 272.41 feet, North 60 02 22 West 28.35 feet, North 23 43 22 West 29.55 feet, and North 14 40 23 West 88.77 feet to a point in the centerline of NCSR 1134, said non-exclusive Perpetual Easement to be 15' each side of the above described centerline and said non-exclusive Perpetual Easement to be for purposes of ingress, egress, and regress, together with installation and maintenance of utilities. Said easement shall be non-exclusive and said grantors shall reserve the right, use and benefit of said easement to themselves, their heirs and their assigns.

TO HAVE AND TO HOLD the aforesaid rights and easement to them, the parties of the second part, their heirs and assigns, in title forever, it being agreed that this easement is appurtenant to and runs with land now owned by parties of the second part and hereinabove referred to.

And the said parties of the first part covenant with the said parties of the second part that they are seized of the above land and they have the right to convey such easement, and that they will warrant and defend the title to the same against the lawful claims of all persons.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and affixed their seals the date and year first above written.

MT. VERNON SPRINGS PRESBYTERIAN CHURCH

BY: Billy Webster
BILLY WEBSTER, Trustee

BY: Jack Foust
JACK FOUST, Trustee

Wilbur J. Porter (SEAL)
WILBUR J. PORTER

Frances Porter (SEAL)
FRANCES PORTER

____ (SEAL)
JACK RANDOLPH LANE

STATE OF NORTH CAROLINA
COUNTY OF Chatham

I, Verna Ellis a Notary Public in and for the County and State aforesaid, do hereby certify that BILLY WEBSTER, Trustee for MT. VERNON SPRINGS PRESBYTERIAN CHURCH, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and notarial stamp or seal, this the 3rd day of October, 1999.

Verna Ellis
NOTARY PUBLIC

My Commission Expires: 1/27/2002



STATE OF NORTH CAROLINA
COUNTY OF Chatham

I, Verna Ellis a Notary Public in and for the County and State aforesaid, do hereby certify that JACK FOUST, Trustee for MT VERNON SPRINGS PRESBYTERIAN CHURCH, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and notarial stamp or seal, this the 10th day of October, 1999.

Verna Ellis
NOTARY PUBLIC

My Commission Expires: 1/27/2002



STATE OF NORTH CAROLINA
COUNTY OF Chatham

I, Verna Ellis a Notary Public in and for the County and State aforesaid, do hereby certify that WILBUR J. PORTER and wife, FRANCES PORTER, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and notarial stamp or seal, this the 7th day of October, 1999.

Verna Ellis
NOTARY PUBLIC

My Commission Expires: 1/27/2002



STATE OF NORTH CAROLINA
COUNTY OF _____

I, _____ a Notary Public in and for the County and State aforesaid, do hereby certify that JACK RANDOLPH LANE, single, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and notarial stamp or seal, this the _____ day of October, 1999.

NOTARY PUBLIC

My Commission Expires: _____

NORTH CAROLINA, CHATHAM COUNTY

The foregoing Certificate(s) of Verna Ellis, Notary(ies)

Public is (are) certified to be correct. This instrument was presented for registration at 8:16 o'clock a.m., on December 17, 1999 and recorded in Book 813 Page 120.

REBA G. THOMAS,
REGISTER OF DEEDS FOR CHATHAM COUNTY

By [Signature]
Assistant Register of Deeds

EXHIBIT "A"

Lying and being in Matthews Township, Chatham County, North Carolina, and more particularly described as follows:

Tract One: BEGINNING at a point in the centerline of the Race Path Road where the same intersects the Bob Dixon Road, Mount Vernon Springs Presbyterian Church Southwest corner and running thence South 85 degrees East 300 feet with the centerline of the Bob Dixon Road to a point in the centerline of said road, J. Foust Lane's new corner; thence South 7 degrees 30' East, J. Foust Lane's new line 292 feet to an iron stake; J. Foust Lane's new corner; thence North 85 degrees West with J. Foust Lane's new line 300 feet to a point in the centerline of the Race Path Road; thence North 10 degrees West with the centerline of said Race Path Road 172 feet to a point in said centerline; thence North 4 degrees West with said centerline 120 feet to the point of BEGINNING, and **containing 2 acres**, more or less. This is a portion of the J.M. Foust tract. This Tract is subject to an easement recorded in Deed Book 813, Page 120, Chatham County Registry.

For chain of title see Deed Book 271, Page 125 Chatham County Registry.

Tract Two: Adjoining the lands of J. Foust Lane, W.J. Porter, Hugh Tillman and BEGINNING at a point in the center of the Old Race Tract Road in Hugh Tillman's line and running thence with Tillman's line South 86-1/2 degrees East 127 feet to the center of an old road, same being a dead end road crossing the land of J. Foust Land; thence following the center of said road South 5 degrees East 317 feet to a point in the center of said road; thence North 83 degrees West with the line of J. Foust Lane 43 feet to the center of the old road (Old Race Tract Road); thence following the center of said road North 18 degrees West 335 feet to the BEGINNING, **containing .63 acres**, more or less.

For chain of title see Deed Book 422, Page 301, Chatham County Registry.

The Grantor specifically reserve to herself a **LIFE ESTATE** in the aforesaid property and she acknowledges an obligation and intention to maintain and insure the aforesaid property for her own benefit and the benefit of the Grantees so long as they continue to retain this **LIFE ESTATE**.

TO HAVE AND TO HOLD said Property with all privileges and appurtenances thereunto belonging to the said Grantees, their heirs and assigns forever, in fee simple.

Covenants: The said Grantor does hereby covenant that she has title to the Property in fee simple; has the right to convey the Property; that the title is marketable and free and clear of all liens and encumbrances (*i. e.*, mortgages and judgments), and that Grantor will warrant and defend the title against the lawful claims of all persons. Grantor will execute such further assurances as may be necessary or proper to carry out the true intent and purpose of this conveyance.

Signature: Grantor has duly executed the foregoing instrument, as of the day and year first written above.

Grantor *Frances J. Porter* (SEAL)
FRANCES J. PORTER

STATE OF NORTH CAROLINA

CHATHAM COUNTY

The undersigned, a Notary Public of the County and State aforesaid, hereby certifies that **Frances J. Porter**, personally appeared before me this day and, being first duly sworn, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official stamp or seal, this the 18th day of October, 2023.

Mary Alice G. Kennedy
Notary Public

My Commission Expires: 03-07-2025



		ALAN GREGORY PORTER 1039 Bonlee-Bennett Rd. Siler City, NC 27344

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.

Transfer of Ownership: WITNESSETH that said Grantor(s), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s), the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee(s) the remainder interest, retaining a Life Estate in the Grantor(s), without any liability for waste, and with full power and authority in said life tenant to sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the of the remainderman, and with full power and authority to retain any and all proceeds generated thereby, in the following described land, situate, lying and being in Matthews Township, Chatham County, North Carolina, to wit:

Property: SEE ATTACHED EXHIBIT "A" FOR PROPERTY DESCRIPTION.

- (1) The above described property is subject to any right-of-way to the North Carolina Department of Transportation, if any.
- (2) The above described property is subject to any easements or restrictions of record including any which might now exist in favor of any Public Utility Company.
- (3) The above described property is subject to any matters which a recent and accurate survey might disclose.
- (4) The above described property is subject to 2023 ad valorem taxes to be pro-rated between the parties

FILED
CHATHAM COUNTY NC
LUNDAY A. RIGGSBEE
REGISTER OF DEEDS

FILED Oct 23, 2023
AT 10:07:27 am
BOOK 02386
START PAGE 0622
END PAGE 0625
INSTRUMENT # 09262
EXCISE TAX (None)

Excise Tax: NTC

**NORTH CAROLINA GENERAL WARRANTY DEED
RETAINING A LIFE ESTATE TO GRANTOR**

Prepared by: Moody, Williams, Atwater & Lee
W. Ben Atwater Jr.
PO Box 629 Siler City NC 27344

Mail to: Frances J. Porter, 31 Melvin Clark Rd., Siler City, NC 27344

**IMPORTANT: THIS INSTRUMENT WAS PREPARED
WITHOUT TITLE EXAMINATION**

Brief description for index:

THIS DEED, made this 18th day of October, 2023, by and between:

Grantor: FRANCES J. PORTER 31 Melvin Clark Rd. Siler City, NC 27344	Grantee: CYNTHIA P. DIXON PO Box 433 Siler City, NC 27344
--	--

[Empty rectangular box]