

---

FILED	Oct 06, 2022
AT	01:28:11 PM
BOOK	02329
START PAGE	0432
END PAGE	0434
INSTRUMENT #	11628
EXCISE TAX	\$440.00

---

---

NORTH CAROLINA SPECIAL WARRANTY DEED

---

Rev.: \$440.00

Parcel ID No.: 0015471    PIN: 8762 17 11 1587

Verified by \_\_\_\_\_

Chatham County on the \_\_\_\_\_ day of October, 2022.

---

Mail/Box to Grantee

This instrument was prepared by: Cameron B. Stanton, a licensed North Carolina attorney.  
Delinquent taxes, if any, to be paid by the closing attorney to the County Tax Collector upon  
disbursement of closing proceeds.

This conveyance does not contain the Grantor's principal residence.

Brief Legal Description for the Index: Lot 13, Plat Slide 2008-52

---

THIS DEED made this 6th day of October 2022, by and between

---

GRANTOR

TIMOTHY J. NORTON and wife,  
TABATHA NORTON  
736 Bonlee Bennett Road  
Siler City, North Carolina 27344

GRANTEE

BRANDON RUSSELL, single  
423 Green Hill Drive  
Siler City, North Carolina 27344

And

STEPHEN RUSSELL and wife,  
FANLIN WANG  
16104 Morehead Drive  
Chapel Hill, North Carolina 27517

Property Address:  
919 North Second Avenue  
Siler City, North Carolina 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.

WITNESSETH, that the Grantor, for valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, does grant, bargain, sell and convey, all that certain lots or parcels of land situated in the Matthews Township, Chatham County, North Carolina and more particularly described as follows:

BEING all of Lot 13, containing 14,650 square feet, more or less, as described on Plat entitled "Final Plat – 24,652 Sq.Ft.+/- Total – a Recombination Survey for – Darrell R. Andrews & Richard Lee Copelan, Jr. and Thomas W. Hodgkin & wife, Virginia S. Hodgkin", dated June 26, 2007, prepared by Joseph D. Moore, PLS and recorded in Plat Slide 2008-52, Chatham County Registry to which Plat reference is hereby made for a greater certainty of description.

Said property also known as 919 North Second Avenue, Siler City, North Carolina 27344. Parcel ID No. is 0015471. PIN is 8762 17 11 1587.

TO HAVE AND TO HOLD the aforesaid lots or parcels of land and all privileges and appurtenances thereto belonging to the Grantee in FEE SIMPLE.

The property hereinabove described was acquired by Grantors by the instrument recorded in Book 1930, Page 873, Chatham County Registry, North Carolina.

And the Grantor covenants with the Grantee, that the Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

ALL EASEMENTS, ENCUMBRANCES, RIGHTS OF WAY, COVENANTS AND RESTRICTIONS OF RECORD, AND AD VALOREM TAXES FOR THE CURRENT YEAR NOT YET DUE AND PAYABLE.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

**SIGNATURES ON NEXT PAGE.**

Timothy J. Norton (SEAL) Tabatha Norton (SEAL)  
TIMOTHY J. NORTON TABATHA NORTON

STATE OF NORTH CAROLINA

COUNTY OF CHATHAM

I, Cameron B. Stanton, a Notary Public of Wake County, North Carolina, aforesaid, certify that TIMOTHY J. NORTON and TABATHA NORTON, either being personally known to me or proven by satisfactory evidence, personally came before me this day and acknowledging to me that he and she voluntarily signed the foregoing Deed for Chatham County Parcel Number 0015471 in his and her individual capacities for the purpose(s) stated therein.

This the 6th day of October, 2022.

Signed: Cameron B. Stanton  
CAMERON B. STANTON, Notary Public  
My Commission Expires: 8/17/2025

(SEAL)

