

FILED	Jan 12, 2021
AT	10:47:07 AM
BOOK	02178
START PAGE	0238
END PAGE	0243
INSTRUMENT #	00503
EXCISE TAX	\$800.00

Prepared by: **THOMAS A. EARLS, ATTORNEY AT LAW**
After recording mail to GRANTEE

Revenue Stamps: **\$800.00**
Tax I.D. No(s): **0019777 – 0019778**
0075207 - 0075208

STATE OF NORTH CAROLINA
COUNTY OF CHATHAM

SPECIAL WARRANTY DEED

THIS DEED, made this 5th day of January, 2021, from **REID B. MARKHAM and wife, DAWN R. MARKHAM; KENNIE B. MARKHAM and wife, JUDITH RENEE MARKHAM; BETH M. MARTIN and husband, D. MICHAEL MARTIN (“Grantor”)**, to **SANDRA B. EMERSON and husband, SCOTT A. WESTWOOD (“Grantee”)**, having a mailing address of 1017 E. Ferrell Road, Apex, NC 27523.

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 of their right, title and interest in and to that certain tracts or parcels of land situated in Williams Township, Chatham County, North Carolina and more particularly described as follows:

BEING ALL OF Lots 1, 2, 3, 3A and 4 as shown on plat of survey with last revision dated January 5, 2021, prepared by Van R. Finch, Land Surveys, P.A., entitled “Survey For: Sandra B. Emerson and Scott A. Westwood” recorded in Plat Slide 2021, Page 3, Chatham County Registry, North Carolina.

The property hereinabove described was acquired by Grantors through the Estate of Marie Markham, deceased, Estate File 18 E 581, Chatham County Clerk of Court.

Submitted electronically by "Thomas A. Earls, Attorney at Law"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Chatham County Register of Deeds.

The property hereinabove conveyed does not include the primary residence of a Grantor.

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.

Grantor covenants with Grantee, that 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, except for the following exceptions:

Easements, restrictions and rights-of-way of record, including those shown on the aforesaid recorded map and ad valorem taxes for 2021 and subsequent years.

(THE REMAINDER OF THIS PAGE HAS INTENTIONALLY BEEN LEFT BLANK)

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

Reid B. Markham (SEAL)
REID B. MARKHAM

Dawn R. Markham (SEAL)
DAWN R. MARKHAM

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, the undersigned, a Notary Public in and for the County and State aforesaid, hereby certify that REID B. MARKHAM and DAWN R. MARKHAM, personally known to me or known to me by presentation of their NC Driver's License, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing instrument.

Witness my hand and seal, this 7th day of January, 2021.

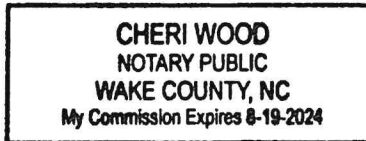
Cheri Wood
Notary Public

Printed Name of Notary:

(STAMP OR SEAL)

Cheri Wood

My commission expires:



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

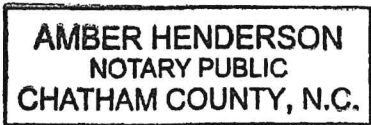
Kennie B. Markham (SEAL)
KENNIE B. MARKHAM

Judith Renee Markham (SEAL)
JUDITH RENEE MARKHAM

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, the undersigned, a Notary Public in and for the County and State aforesaid, hereby certify that KENNIE B. MARKHAM and JUDITH RENEE MARKHAM, personally known to me or known to me by presentation of their NC Driver's License, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing instrument.

Witness my hand and seal, this 10 day of January, 2021.



(STAMP OR SEAL)

Amber Henderson
Notary Public

Printed Name of Notary:

Amber Henderson

My commission expires: 5-7-2023

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

Beth M. Martin (SEAL)
BETH M. MARTIN

D. Michael Martin (SEAL)
D. MICHAEL MARTIN

STATE OF CALIFORNIA
COUNTY OF _____

I, the undersigned, a Notary Public in and for the County and State aforesaid, hereby certify that BETH M. MARTIN and D. MICHAEL MARTIN, personally known to me or known to me by presentation of their California Driver's License, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing instrument.

Witness my hand and seal, this _____ day of January, 2021.

Notary Public

Printed Name of Notary:

(STAMP OR SEAL)

*See attachment
8*

My commission expires:

Clear/Reset



All-purpose Acknowledgment California

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

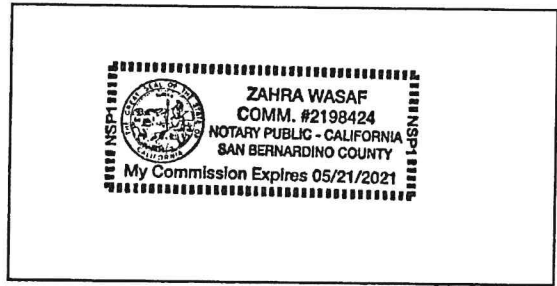
State of California

County of San Bernardino

On 01/05/2021 before me, Zahra Wasaf, (Notary Public) (here insert name and title of the officer),

personally appeared Beth M Martin and D Michael Martin

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/hers/their authorized capacity(ies), and that by his/hers/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Notary Seal

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]

For Bank Purposes Only

Description of Attached Document

Type or Title of Document Special Warranty deed

Document Date 01/05/2021 Number of Pages 3 of 3

Signer(s) Other Than Named Above None

Account Number (if applicable) N/A



F001-000DSG5350CA-01