

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 covenant 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: 2022 ad valorem taxes, restrictions, rights of way and easements of record.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

SIGNATURE PAGE(S) TO FOLLOW

Thomas L. Bennett (SEAL)
THOMAS L. BENNETT

Linda Hindes Bennett (SEAL)
LINDA HINDES BENNETT

State of North Carolina

County of Wake

I, Darlene S. Keith, a Notary Public for said State and County, certify that THOMAS L. BENNETT and wife, LINDA HINDES BENNETT, personally appeared before me this day and acknowledged his due execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and notarial seal, this the 14 day of March, 2022.

Darlene S. Keith
Notary Public

My Commission Expires: 8-5-2022

(Official Seal)



**EXHIBIT A
LEGAL DESCRIPTION**

BEING all that certain tract or parcel of land denominated as Lot #4, containing 2.204 acres, more or less, as shown upon that plat entitled "Minor Subdivision Survey for HINDES-BENNETT DEVELOPMENT" dated October 4, 2004 by Benton W. Dewar and Associates, PLS, and is recorded in Plat Slide 2005-41, Chatham County Registry, to which plat reference is hereby made for a more particular description of same.

Together with an appurtenant, perpetual easement for ingress, egress, and installation and maintenance of utilities along that private road shown as Ever After Lane extending from the above described property to US Highway 64 according to the above referenced plat.