

Deed Book Index

TIP No: 17BP.7.R.74 **Project No:** 67-0075 **County(s):** ORANGE

Project **LS # 07-13-099**

Description: **Bridge # 075 on SR 1127, over New Hope Creek**

Property Owners	Deed Book / Page Num	Page Num
Josephine F Hinson	3231 / 208	3
	237 / 1344	7

Property List

TIP # 17BP.7.R.74 Project #: 67-0075 County(s): ORANGE			
Property Owners	Tax Parcel	DB / Page #	Address

Josephine F Hinson	9862215445	3231 / 208 237 / 1344	1100 Borland Rd ,Hillsborough , NC 27278
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FILED Joyce H. Pearson
Register of Deeds Orange COUNTY, NC
BY: *Linda Clayton*
Deputy

Orange County NC 10/16/2003
State of North Carolina
Real Estate Excise Tax
Excise Tax: 44.00

2
L.

GENERAL WARRANTY DEED

Prepared by: D. MICHAEL PARKER (without benefit of title exam)
Return to: Grantees: 1100 Borland Road, Hillsborough, NC 27278
REVENUE STAMPS = \$44.00

NORTH CAROLINA
ORANGE COUNTY

THIS GENERAL WARRANTY DEED, made and entered into this the 15th day of October, 2003, by and between, **BENT GRAHAM HINSON and wife, SHAVON LOUISE WILLIAMS**, Parties the First Part, hereinafter referred to as "GRANTORS", and **CLAY SAMUEL HINSON and JOHN THIRON HINSON, as tenants-in-common, each a one-half undivided interest**, Parties of the Second Part, hereinafter referred to as "GRANTEES",

W I T N E S S E T H :

That the said Grantors, for and in consideration of the sum of TEN DOLLARS (\$10.00) to them in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantees in fee simple all that certain tract or parcel of land, located in Chapel Hill Township, Orange County, North Carolina, and being more particularly described as follows:
PIN # 9862-21-5445 TAX MAP 7.11..5 *DM*

TRACT #1:

BEGINNING at an ash on the New Hope, Julius Davis corner, North 6 chains to a rock, said Smith's corner, South 7 chains to a rock, Henry Davis heirs corner, West 28 chains to the first station,

containing 19 1/4 acres, more or less.

Reference is made to deed dated November 12, 1885, from Charles C. Smith and wife to Borland, recorded in Book 49, page 465 Orange County Registry.

TRACT #2:

LYING and being in the County of Orange on the waters of New Hope adjoining lands of Jackson Borland's heirs, Baxter Davis and others, bounded as follows:

BEGINNING at pointers a corner Jackson Borland's heirs, and running from thence West twenty chains and fifteen links to pointers; thence South thirty-eight chains and eighty-five links to pointers; thence South 80 deg. East ninety-five links to a white oak on the bank of the creek; thence down the creek to a stake on the bank below the Mill; thence North 24 degrees East one chain and ninety-five links to a stake in the road; thence North 81 1/4 degrees West four and a half chains to a stake on the North Bank of the road; thence North forty-six chains to the beginning, containing 88 1/5 acres more or less; the same being that part of the lands of Andrew Borland, dec., which was allotted to the said John Borland as will fully appear by reference to the report of the commissioners now of record.

Reference is made to deed dated September 11, 1903, from Lydia C. Lashley to Benton M. Lashley, recorded in the office of the Register of Deeds of Orange county.

There is excepted from Tract 2 above a tract containing 5.50 acres, more or less, which was heretofore conveyed to Samuel T. Hinson and wife, Josephine F. Hinson, by deed dated March 21, 1961, from Susie Faucette and husband, Rastus Faucette, recorded in Book 181, page 57, Orange County Registry.

The property hereinabove described was acquired by Norma Ray Dezern by instrument recorded in Book 152, at Page 291, of the Orange County, North Carolina, Registry.

The Grantor, Bent Graham Hinson, acquired the undivided one-third interest in the remainder, which interest he is by this deed conveying, to the above described property, subject to the life estate of Josephine Faucette Hinson and Samuel Thiron Hinson, by deed recorded in Book 237, page 1344 of the Orange County Registry. The grantees, Clay Samuel Hinson and John Thiron Hinson, each also acquired an undivided one-third interest in the remainder to the above described property, subject to the life estate of Josephine Faucette Hinson and Samuel Thiron Hinson, by deed recorded in Book 237, page 1344 of the Orange County Registry.

By this conveyance of all of the remainder interest of Bent Graham Hinson to the Grantees, Clay Samuel Hinson and John Thiron Hinson will each own a one-half undivided interest in the above property, subject only to the life estates of Josephine Faucette Hinson and Samuel Thiron Hinson.

This deed shall not operate to subdivide the above described property; it shall remain as a single parcel under the above parcel identification number and tax identification number.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

And the Grantors covenant with the Grantees that the Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that the Grantors will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions, if any, set forth above.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, the day and year first above written.

Bent Graham Hinson (SEAL)
BENT GRAHAM HINSON

Shavon Louise Williams (SEAL)
SHAVON LOUISE WILLIAMS

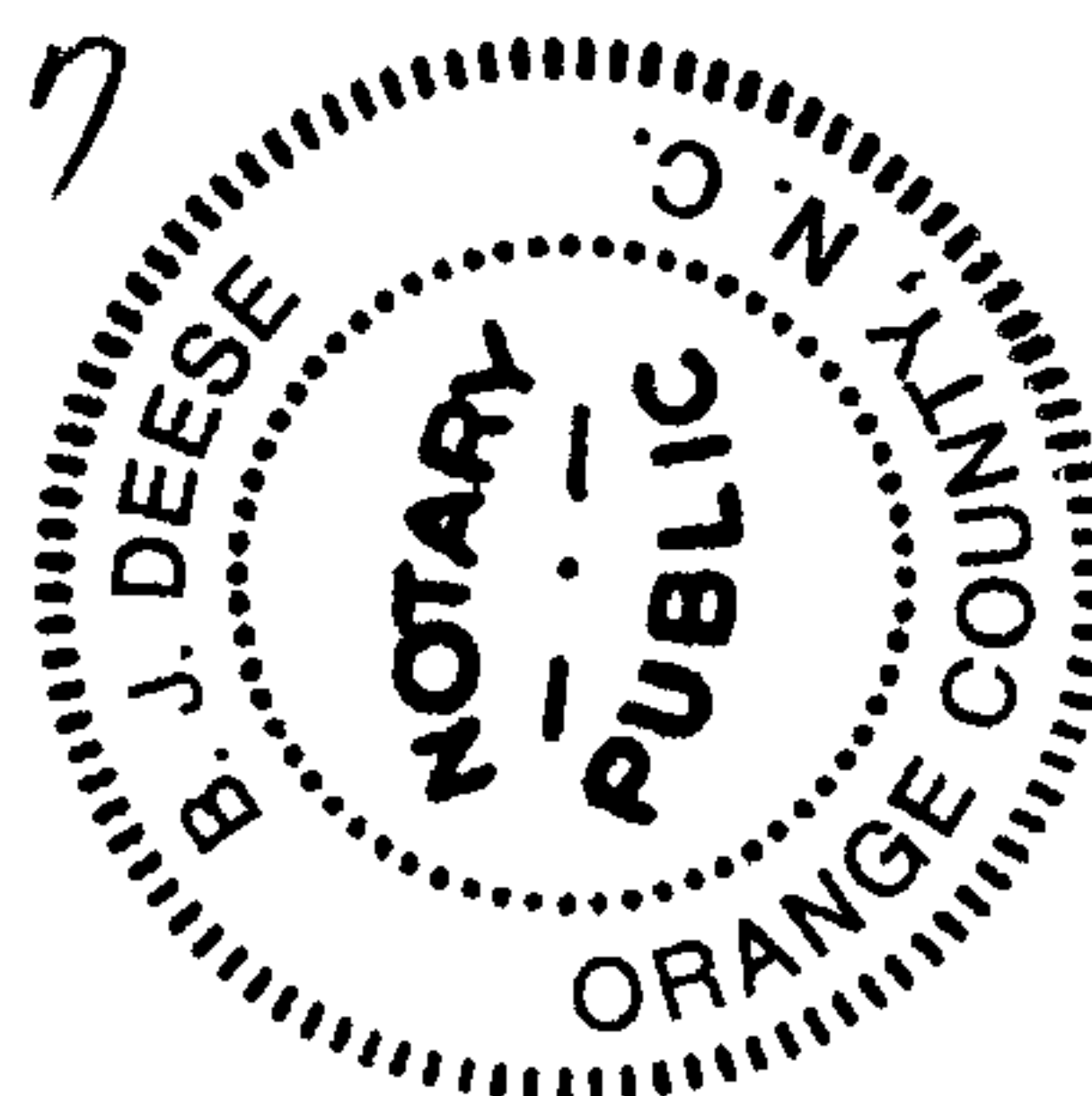
STATE OF NORTH CAROLINA
COUNTY OF ORANGE

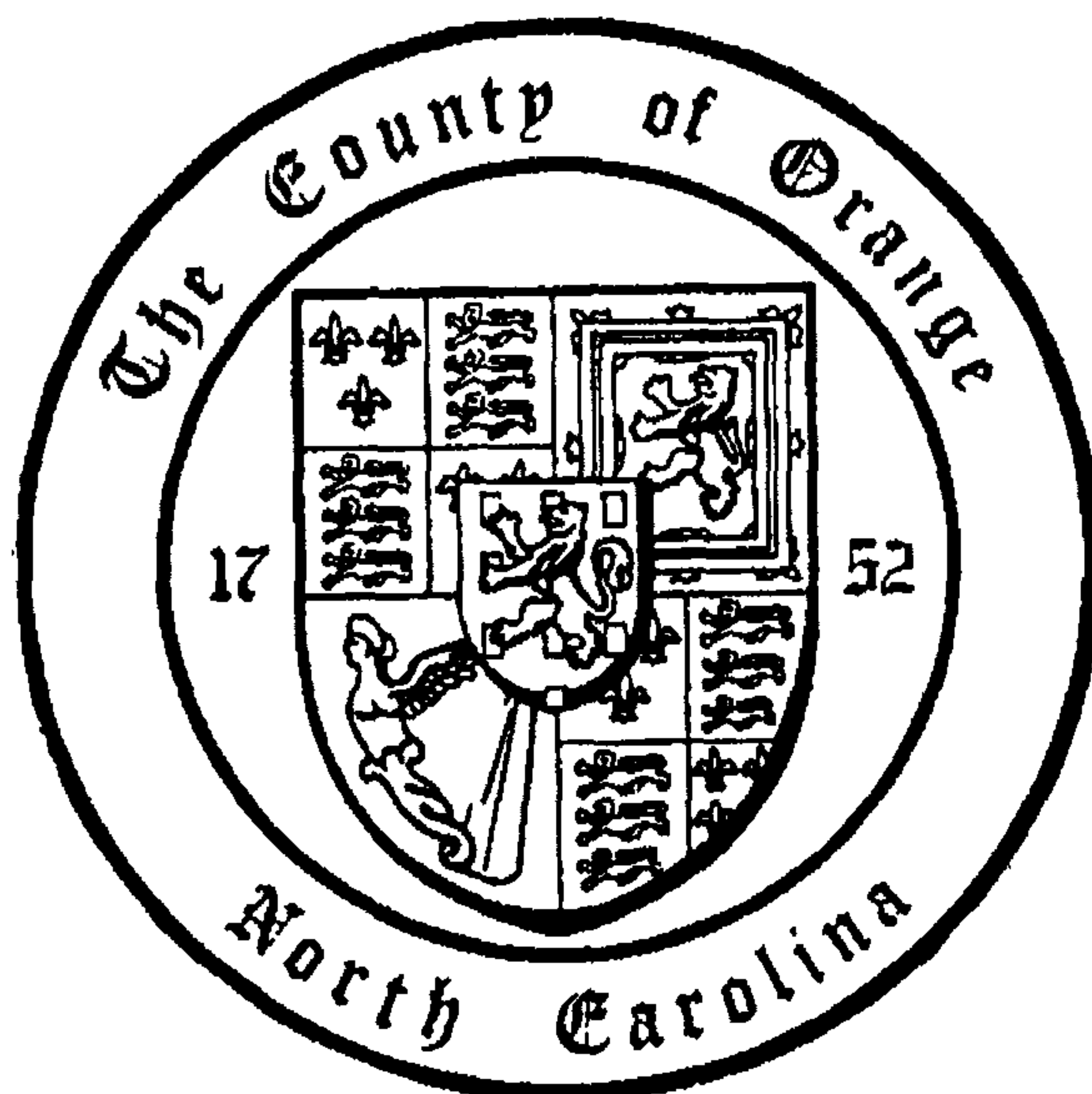
I, B. J. DEESE, Notary Public of the aforesaid County and State, do hereby certify that **BENT GRAHAM HINSON and wife, SHAVON LOUISE WILLIAMS**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal, this the 16th day of October, 2003.

B. J. Deese
NOTARY PUBLIC

My commission expires: 9/22/2007





Joyce H. Pearson
Register of Deeds
Orange County
North Carolina

State of North Carolina, County of Orange

The foregoing certificate(s) of B J DEESE, NOTARY PUBLIC for the Designated Governmental units is/are certified to be correct. See filing certificate herein.

This day October 16, 2003.

Joyce H. Pearson, Register of Deeds

BY: *Linda Clayton*
Deputy / ~~Assistant~~ Register of Deeds

Prepared by: Graham & Cheshire, Attorneys

NORTH CAROLINA
ORANGE COUNTY

3319

THIS DEED, Made this the 5th day of September, 1972 by Susan Lashley Faucette and husband, Rastus Faucette, of Orange County, State of North Carolina, parties of the first part, to Josephine Faucette Hinson and husband, Samuel Thiron Hinson, and Clay Samuel Hinson, Bent Graham Hinson, and John Thiron Hinson, parties of the second part;

WITNESSETH:

That the said parties of the first part, in consideration of the sum of Ten Dollars and other good, valuable and sufficient considerations, paid by the said parties of the second part, the receipt of which is hereby acknowledged, have bargained and sold and by these presents do bargain, sell and convey unto the said parties of the second part in the following manner: to Josephine Faucette Hinson and husband, Samuel Thiron Hinson, for and during their natural lives; and to the said Clay Samuel Hinson, Bent Graham Hinson, and John Thiron Hinson and their heirs and assigns as a vested remainder in fee simple after the death of Josephine Faucette Hinson and husband, Samuel Thiron Hinson, all that certain tract or parcel of land in Chapel Hill Township, Orange County, North Carolina, and more particularly described as follows:

Tract # 1: BEGINNING at an ash on the New Hope, Julius Davis corner, North 6 chs. and 75 links to a rock, C.C. Smith's corner, East 28 chs. to a rock, said Smith's corner, South 7 chains to a rock, Henry Davis heirs corner, West 28 chains to the first station, containing 19½ acres, more or less.

Reference is made to deed dated November 12, 1885, from Charles C. Smith and wife to Borland, recorded in Book 49, page 465 Orange County Registry.

Tract # 2: Lying and being in the County of Orange on the waters of New Hope adjoining lands of Jackson Borland's heirs, Baxter Davis and others, bounded as follows: BEGINNING at pointers a corner Jackson Borland's heirs, and running from thence West twenty chains and fifteen links to pointers; thence South thirty-eight chains and eighty-five links to pointers; thence South 80 deg. East ninety-five links to a white oak on the bank of the creek; thence down the creek to a stake on the bank below the Mill; thence North 24 degrees East one chain and ninety-five links to a stake in the road; thence North 81½ degrees West four and a half chains to a stake on the North Bank of the road; thence North forty-six chains to the beginning, containing 88 1/5 acres more or less; the same being that part of the lands of Andrew Borland, dec., which was allotted to the said John Borland as will fully appear by reference to the report of the commissioners now of record.

Reference is made to deed dated September 11, 1903, from Lydia C. Lashley to Benton M. Lashley, recorded in the office of the Register of Deeds of Orange County.

There is excepted from Tract 2 above a tract containing 5.50 acres, more or less, which was heretofore conveyed to Samuel T. Hinson and wife, Josephine F. Hinson, by deed dated March 21, 1961, from Susie Faucette and husband, Rastus Faucette, recorded in Book 181, page 57, Orange County Registry.

TO HAVE AND TO HOLD the aforesaid tracts or parcels of land and all privileges and appurtenances thereunto belonging to them the said parties of the second part in the following manner: to the said Josephine Faucette Hinson and husband, Samuel Thiron Hinson, for and during their natural lives; and to the said Clay Samuel Hinson, Bent Graham Hinson, and John Thiron Hinson, and their heirs and assigns as a vested remainder in fee simple after the death of

GRAHAM & CHESHIRE
ATTORNEYS AT LAW
HILLSBOROUGH, N. C.

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