

**NORTH CAROLINA NON-WARRANTY DEED**

Excise Tax: -0-

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20  
By: \_\_\_\_\_

Mail/Box to: Bradshaw & Robinson, LLP, Post Office Box 607, Pittsboro, NC 27312

This instrument was prepared by: Bradshaw & Robinson, LLP, Post Office Box 607, Pittsboro, NC 27312

Brief description for the Index: \_\_\_\_\_

THIS DEED made this \_\_\_\_\_ day of \_\_\_\_\_, 2014, by and between

GRANTOR

GRANTEE

ROCKY ROAD COMPANY, LLC,  
a North Carolina limited liability company  
531 Marvin Edwards Lane  
Chapel Hill, NC 27517

TOWN OF PITTSBORO,  
a North Carolina municipal corporation  
Post Office Box 759  
Pittsboro, NC 27312

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 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 that certain lot, parcel of land or

condominium unit situated in the City of Pittsboro, Center Township, Chatham County, North Carolina and more particularly described as follows:

All of Tract 2, containing 0.09 acres, more or less, as shown on the recombination plat entitled, "Tracts 1 & 2 Hall-London House Lot," prepared by Matthew D. Rowles, PLS, dated December 11, 2013, and recorded in Plat Slide 2014-\_\_\_\_\_, Chatham County Registry ("Plat"), to which plat reference is hereby made for a more particular description ("Property").

The property hereinabove described was acquired by Grantor by instrument recorded in Book 756, Page 133.

All or a portion of the property herein conveyed \_\_\_ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 2014, Page \_\_\_\_\_.

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.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

This deed is given by the Grantor as a gift to the Town of Pittsboro in honor of the memory of Page Vernon. The Grantor, by execution and delivery of this deed, and the Grantee, by acceptance and recordation of this deed, hereby covenant and agree that the Property is subject to the **RESTRICTIVE COVENANTS** between the Grantor and Grantee that the Property shall be used only as a public park operated and maintained by the Town of Pittsboro, a North Carolina municipal corporation, and that the Grantee shall at all times maintain the Property and all improvements thereon in a safe, sanitary, neat and orderly condition. The Grantor and Grantee covenant and agree that these restrictive covenants shall run with the land and shall inure to the benefit of and be enforceable by the Grantor and its successors and assigns that own Grantor's adjoining property shown as "Tract 1" on the Plat, and shall bind and be enforceable against the Grantee and its successors and assigns that own the Property.

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

ROCKY ROAD COMPANY, LLC \_\_\_\_\_ (SEAL)  
(Entity Name) Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: James W. Vernon, Manager Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

State of North Carolina - County or City of Chatham

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that James W. Vernon personally came before me this day and acknowledged that he is the Manager of Rocky Road Company, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this \_\_\_\_ day of \_\_\_\_\_, 2014.

My Commission Expires: \_\_\_\_\_  
(Affix Seal)

\_\_\_\_\_  
Notary Public  
Notary's Printed or Typed Name