
FILED	Oct 13, 2025
AT	03:39:34 PM
BOOK	02491
START PAGE	1145
END PAGE	1149
INSTRUMENT #	09130
EXCISE TAX	\$250.00

GENERAL WARRANTY DEED

REVENUE: \$250.00

File No.: LEL13553276

PARCEL ID: 0068612

This instrument prepared by: Wendy Hughes, licensed North Carolina attorney.
Return to: 485 Olde Waterford Way, Ste 104, Leland, NC 28451
Title Insurance to be issued by: Tryon Title Agency

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon
disbursement of closing proceeds.

Brief Legal Description: Remainder of Lot 6, 8.3256 acres more or less, PS 98-475

**NORTH CAROLINA
COUNTY OF CHATHAM**THIS DEED made this 7th day of October, 2025, by and between

Grantor	Grantee
John William Dickens and wife, Donna Dickens and Mary Dickens Stancill, unmarried and Joseph Michael Dickens and wife, Cynthia Dickens, Mailing Address: 1121 Birchwood Drive, Nashville, NC 27856	FL Investment Holdings LLC, a Florida Limited Liability Company, Mailing Address: 5329 Cypress Reserve Place, Winter Park, FL 32792

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 or parcel of land situated in or near the City of Pittsboro, Chatham County, North Carolina and more particularly described as follows:

BEING all of that tract or parcel of land identified as "Remainder of Lot 6" containing 8.3256 acres, more or less, as shown on plat entitled "Subdivision Map: William S. Harris Property, Lot 6B and Remainder of Lot 6" dated October 31, 1998, prepared by Sullivan Surveying and recorded in Plat Slide 98-475, Chatham County Registry.

Parcel No. 0068612

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 837, and Page 572**, Chatham County Registry, North Carolina. Katherine Harris Dickens passed October 12, 2014 (Chatham County Estate 14-E-515). John Wesley Dickens passed December 31, 2018 (Chatham County Estate 25-E-533). The Grantors herein are the sole heirs of John William Dickens.

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 covenants 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: Restrictive covenants, easements and rights of way as may appear of record in the aforesaid registry as well as current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in the corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors

The property herein described WAS ✓ WAS NOT the principal residence of the Grantors.
(please mark one)

Joseph Michael Dickens
Joseph Michael Dickens

Cynthia Dickens
Cynthia Dickens

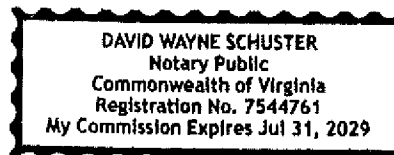
Virginia
STATE OF ~~NORTH CAROLINA~~
Henrico COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Joseph Michael Dickens and Cynthia Dickens

This the 7th day of October, 2025.

David Wayne Schuster
Notary Public

My Commission Expires: 7/31/2029



IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in the corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors

The property herein described WAS X WAS NOT the principal residence of the Grantors.
(please mark one)

John William Dickens
John William Dickens
Donna Dickens
Donna Dickens

STATE OF NORTH CAROLINA

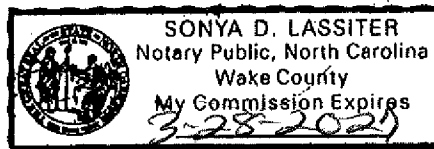
Nash COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: John William Dickens and Donna Dickens

This the 9th day of October, 2025.

Sonya D. Lassiter
Notary Public

My Commission Expires: 3-28-2027



IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in the corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors

The property herein described ____ WAS ☒ WAS NOT the principal residence of the Grantors.
(please mark one)

Mary Dickens Stancill
Mary Dickens Stancill

STATE OF NORTH CAROLINA

Brunswick COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Mary Dickens Stancill

This the 9th day of October, 2025.

St B. Unth
Notary Public

My Commission Expires: 07/26/27

