

Type: CONSOLIDATED REAL PROPERTY
Recorded: 12/14/2017 10:21:49 AM
Fee Amt: \$226.00 Page 1 of 4
Revenue Tax: \$200.00
Rowan, NC
J. E. Brindle Register of Deeds

MAP	S/M	PAR	S/P	U/IN	L/IN	C/C	PART	INT
114		152						69

Rowan County Assessor's Office

This certifies that there are no delinquent ad valorem real estate taxes, which the Rowan County Tax Collector is charged with collecting, that are a lien on: Property Identification Number 114 152
This is not a certification that the Rowan County Property Identification Number matches this Deed description.

BK 1301 PG 334

Tonya Parnell CI 12-14-2017 09:55:47
Rowan Co. Tax Collections Manager Clerk Date/Time

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$200.00 Recording Time, Book and Page

Tax Map / Parcel: 114 152

Mail after recording to: **Brooke and Brooke Attorneys, PO Box 903 China Grove, NC 28023**

This instrument was prepared by: **Thomas M. Brooke**

Brief Description: 21.50 AC

THIS DEED made this 14th day of December, 2017 by and between

GRANTOR

Wayne Parks Thompson
143 Bramblewood Drive
Salisbury, NC 28147

GRANTEE

Alan Bryan Williams and Ruth Branson Williams
1140 Miller Road
China Grove, NC 28023

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 located in the city of _____, China Grove Township Rowan County and more particularly described as follows:

See Attached Exhibit "A"

Submitted electronically by "Brooke and Brooke Attorneys"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Rowan County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 830, Page 723, Rowan County Registry.

A map showing the above described property is recorded in Plat Book____, Page____, and referenced within this instrument.

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:

Subject to any Rights of Way, General Easements, Restrictions and Exceptions of record which may affect the subject property.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

Wayne Parks Thompson (SEAL)
Wayne Parks Thompson

NORTH CAROLINA ROWAN COUNTY

I, the undersigned Notary Public of the County or City of Rowan and State aforesaid, certify that Wayne Parks Thompson personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 14th day of December, 2017.

My Commission Expires: 6-11-22

Joanna E Anderson
Notary Public

Print Notary Name: Joanna E Anderson

Joanna E. Anderson
Notary Public
Rowan County, North Carolina

EXHIBIT "A"
Property Description

Closing Date: December 14, 2017
Buyer(s): Alan Bryan Williams and Ruth Branson Williams
Property Address: 1140 Miller Road, China Grove, NC 28023

PROPERTY DESCRIPTION:

EXHIBIT A

BEGINNING at an existing P.K. nail in the centerline of Miller Road (S.R. 1 509) and running thence with the centerline of Miller Road two (2) lines as follows: (1) South 38 deg. 38 min. 17 sec. East 68.46 feet to an existing P.K. passing a new P.K. nail at 9.28 feet and (2) South 37 deg. 59 min. 7 sec. East 97.96 feet to a new P.K. nail. common corner with Anthony C. Linn; thence with Linn three (3) lines as follows: South 44 deg. 21 min. 46 sec. West 299.84 feet to an existing iron pin, passing an existing iron pin at 29.30 feet; (2) South 57 deg. 30 min. 52 sec. West 1298.26 feet to an existing iron pin; (3) South 21 deg. 24 min. 4 sec. East 201.93 feet to an existing angle iron, common corner with Timothy W. Donahue; thence with Donahue South 53 deg. 36 min. 27 sec. West 558.07 feet to an existing iron pipe, common corner with Edith C. Teeter; thence two (2) lines with Teeter as follows: (1) South 53 deg. 57 min. 37 sec. West 233.88 feet to an existing iron pipe, and (2) North 22 deg. 41 min. 59 sec. 523.00 feet to a point within Five Forks Tributary Creek; thence (2) lines with Eloise D. Teeter and said creek as follows: (1) North 54 deg. 39 min. 58 sec. East. 433.64 feet to a point in the creek, and (2) North 53 deg. 20 min. 22 sec. East 386.52 feet to a point in the creek, Max E. Bostian's corner; thence five lines with Max E. Bostian and with the creek as follows: (1) North 53 deg. 38 min. 52 sec. East 302.72 feet to a point in the creek; (2) North 53 deg. 15 min. 38 sec. East 235.68 feet to a point in the creek; (3) North 45 deg. 35 min. 29 sec. East 232.70 feet to a point in the creek; (4) North 45 deg. 16 min. 27 sec. East 152.69 feet to a point in the creek; and (5) North 50 deg. 48 min. 48 sec. East 47.34 to a point in the creek and in Hoytt Heilig's line; thence a line with Heilig North 78 deg. 27 min. 46 sec. East 571.86 feet to an existing P.K. nail in the centerline of Miller Road, the point and place of BEGINNING, said line passing a new iron pin at 64.41 feet.

Grantor hereby retains a right of way for future potential nonexclusive ingress, egress and regress for the benefit of that adjoining property described in Deed Book 756, Page 476, and said right of way is described as follows:

BEGINNING at an existing P.K. nail in the centerline of Miller Road and running thence with the centerline of said road South 38 deg. 38 min. 17 sec. East 33.7 feet to a new P.K. nail; thence South 78 deg. 27 min. 46 sec. West 641.43 feet to a point in Five

Forks Tributary Creek, passing a new iron pin at 579.43 feet; thence with said creek two (2) lines as follows: (1) North 45 deg. 16 min. 27 sec. East 14.68 feet to a point in the creek, and (2) North 50 deg. 48 min. 48 sec. East 47.34 feet to a point in the creek; thence North 78 deg. 27 min. 46 sec. East 571.86 feet to the point and place of BEGINNING.

Should said right of way be developed at some future time, Grantee also reserves the right to tie his driveway into said right of way for access to Miller Road.

For back reference see Book 830 Page 723 of the Rowan County Register of Deeds.