

Approved by Stokes County Tax Administration

NCGS 161-31(A) and NCGS 105-303(a2)

ATC Date 01/16/2020

FILED Jan 16, 2020
AT 10:34 AM
BOOK 00715
START PAGE 0540
END PAGE 0542
INSTRUMENT # 00248
EXCISE TAX \$186.00**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax \$ 186.00 Recording \$ 26.00 Recording Time, Book and Page

Mail after recording to Grantee

This instrument was prepared by Kevin Berger, Attorney

Brief Description for the index

THIS DEED made the 6 day of January 2020 by and between

Grantor**Grantee****DORIS M. FARRELL, single****NC COUNTRY LAND LLC**Mailing Address:
1100 Sedgefield Rd
Charlotte, NC 28209Mailing Address:
PO Box 1179
Cornelius, NC 28031

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.

The below described property does () does not (x) include the primary residence of one or more of the Grantor(s).

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 Stokes County, North Carolina and more particularly described as follows:

See Attached Exhibit "A"Closing attorney certifies that rollback taxes have been collected at closing and will be mailed in.

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

A map showing the above described property is recorded in Plat Book _____, Page _____.


TO HAVE AND TO HOLD the aforesaid lot or parcel of land and 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 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:

1. **Ad Valorem Taxes;**
2. **Easements of record;**
3. **Covenants and restrictions of record, if any; and**

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


Doris M. Farrell

STATE OF NORTH CAROLINA
COUNTY OF Mecklenburg

I certify that the following person(s) personally appeared before me this day, and I have (x) examined satisfactory evidence of their identity or () have personal knowledge of identity and each acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Doris M. Farrell**

WITNESS my hand and official seal or stamp, this the 6th day of **January, 2020**.


Notary Public

My Commission Expires: July 25, 2024

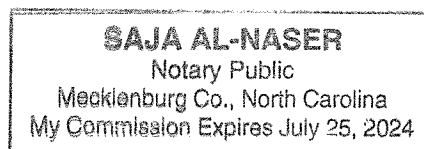


EXHIBIT "A"**TRACT I:**

BEGINNING at an iron pin located in a common corner of the lands of James H. Mabe as recorded in Deed Book 247, page 524 in the Stokes County Public Registry and two tracts of land acquired by Willie Bennett as recorded in Deed Book 122, page 396 and in Deed Book 113, page 66 in the aforesaid Registry; thence a line with the aforesaid lands of Willie Bennett acquired in Deed Book 113, page 66, S. 88-17-30 E. 297.00 feet to a triple chestnut oak located in a common corner of the lands of Susan Montaque (formerly Paul T. Taylor property) as recorded indeed Book 118, page 403 in the aforesaid registry; thence with the westerly line of the aforesaid Montaque property S. 01-42-30 W. 1584.88 feet to a new iron pin the TRUE POINT AND PLACE OF BEGINNING; thence from the TRUE POINT AND PLACE OF BEGINNING with the westerly line of the aforesaid Montaque property 3 calls and distances as follows: (1) S. 01-42-30 W. 264.54 feet to an existing iron pin located in a stump hole; (2) thence S. 41-41-37 W. 184.75 feet crossing a branch to an existing iron pin; (3) thence S. 13-21-59 E. 511.50 feet to an existing iron pin located on the northerly bank of Dan River; thence with the northerly bank of Dan River five calls and distances as follows: (1) S. 72-41-17 W. 248.20 feet to a point; (2) thence S. 82-00-13 W. 522.14 feet to a point; (3) thence S. 82-59-02 W. 429.32 feet to a point; (4) thence N. 88-29-43 W. 259.25 feet to a point; (5) thence N. 86-12-05 W. 263.65 feet to a point being the common corner of property owned by Elsie Shelton as recorded in Deed Book 111, Page 303 and Deed Book 126, Page 418 of the aforesaid Registry, and also being located at the mouth of a branch; thence with the easterly line of the aforesaid lands of Elsie Shelton three calls and stances as follows: (1) N. 01-52-08 E. 20.00 feet to a new iron pin; (2) thence N. 01-52-08 E. 156.65 feet crossing Gentry Road (SR 1665) to a new iron pin; (3) thence N. 01-52-08 E. 952.54 feet to a new iron pin; thence two new lines with the lands of the Grantor as follows: (1) S. 88-17-30 E. 630.92 feet to a new iron pin; (2) thence S. 88-17-30 W. 1046.95 feet to the TRUE POINT AND PLACE OF BEGINNING containing 40.50 acres all as shown on survey of W. Mark Sizemore, NCRLS, dated May 10, 1990.

TRACT II:

BEGINNING at a new iron pin located in the southerly right-of-way margin for Seven Island Road (SR 1668) (30 foot right-of-way) at or near the intersection of the southerly right-of-way for Seven Island Road (SR 1668) and the northerly right-of-way for North Carolina Highway 8 and 89 and further located 30 feet from the center line of North Carolina Highway 8 and 89 (as extended on a right angle from said centerline) and 11.7 feet from the centerline of Seven Island Road (SR 1668) (as extended on a right angle from said centerline); thence from said BEGINNING POINT along the southern right-of-way line of Seven Island Road (SR 1668) three calls and distances as follows: (1) N. 84-48-04 E. 63.64 feet to a point; (2) thence N. 85-06-04 E. 99.41 feet to a point; (3) thence N. 86-41-05 E. 68.67 feet to a new iron pin, said iron pin being located S. 52-56-16 E. 21.00 feet from a railroad spike located in the centerline of Seven Island Road (SR 1668); thence with the westerly margin line of the Franklin D. Lawson property (now or formerly), as recorded indeed Book 291, Page 169 of the Stokes County Public Registry, two calls and distances as follows: (1) S. 52-56-16 E. 83.77 feet to an existing iron pin; (2) thence S. 36-37-09 W. 150.75 feet to a new iron pin, said iron pin being located S. 36-37-09 W. 0.75 feet from an existing iron stake and 30 feet from the centerline of North Carolina Highway 8 and 89 (as extended on a right angle from said centerline); thence two calls and distances running 30 feet from and parallel with the centerline of North Carolina Highway 8 and 89 as follows: (1) N. 53-17-43 W. 142.22 feet to a point; (2) thence N. 53-59-01 W. 166.07 feet to the point and place of BEGINNING containing 0.597 acres all as shown on survey by W. Mark Sizemore, NCRLS, dated July 10, 1990. (BLF 19-7724)