

FILED Amy J. Shook
Register of Deeds, Watauga Co, NC
Fee Amt: \$26.00
NC Excise Tax: \$290.00

Bk 2015 Pg 886 (3)
Recorded: 03/01/2019 at 11:19:00 AM
Doc No: 676760 Kind: DEED



Excise Tax: \$290.00

Recording Time, Book and Page

Mail after recording to Grantee:

This instrument was prepared by: Dustin N. Stacy, PLLC, P.O. Box 569, Boone, NC 28607

Warranty Deed

NORTH CAROLINA
WATAUGA COUNTY

THIS DEED made this 1 day of March, 2019, by and between

RANDOLPH A. JOHNSON and wife, NAOMI C. JOHNSON

955 Beaumont Poplar Street
North Wilkesboro, NC 28659

hereinafter called **GRANTORS** (whether one or more person, firm or corporation); and

JUSTIN ZANE HOPE and wife, KRISTY LEIGH HOPE

✓ 2001 Meat Camp Road
Boone, NC 28607

hereinafter called **GRANTEES** (whether one or more person, firm or corporation);

WITNESSETH:

That the said Grantors, for valuable consideration to them paid by Grantees, the receipt of all of which is hereby acknowledged, have subject to any exceptions, conditions, provisions, restrictions or reservations herein contained, bargained and sold, and by these presents do grant, bargain, sell and convey unto the said Grantees, their heirs, successors and assigns, all of that certain lot or parcel of land situated in Watauga County, North Carolina and more particularly described as follows:

**BEING ALL OF THAT 0.615 ACRES AS DESCRIBED IN "EXHIBIT A" ATTACHED
HERETO AND INCORPORATED HEREIN BY REFERENCE**

The title to the said lands is derived by the Grantors as follows: Book 1592, Page 90, Watauga County.

Doc No: 676760 Kind: DEED

TO HAVE AND TO HOLD the said premises above described, with every privilege and appurtenance thereto belonging to the said Grantees, their heirs, successors and assigns, to their only use and behoof forever, subject always to any exceptions, conditions, provisions, restrictions or reservations herein contained.


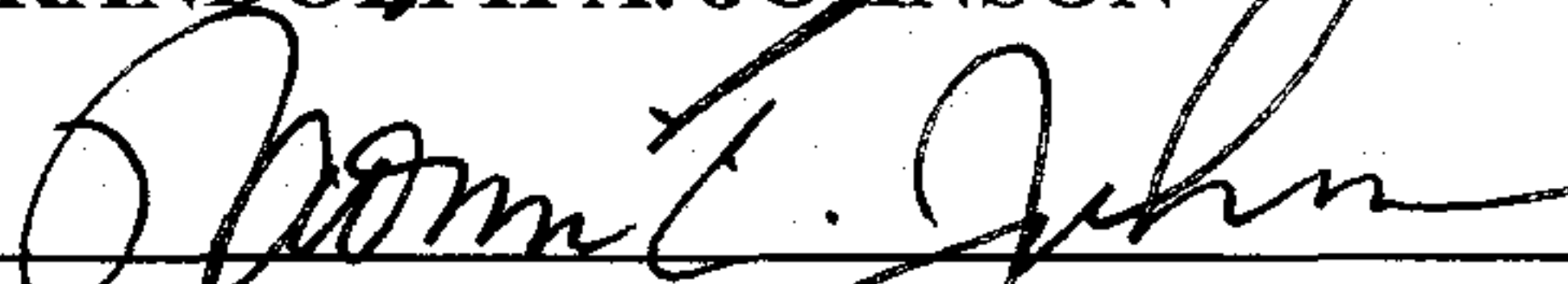
The Grantors covenant with the Grantees, their heirs, successors and assigns, that they are the owners of and are seized of the premises in fee simple; that they have a good right to convey the same in fee simple; that title is marketable and free and clear of all liens and encumbrances, except as herein set forth; and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever, subject to the following exceptions:

1. Any easements, restrictions and rights of way of record.
2. Any exceptions as set forth in the legal description contained herein.

Pursuant to N.C.G.S. 105-317.2, Grantors represent that the property conveyed herein (please check one of the following):

_____ is X is not
their primary residence.

IN TESTIMONY WHEREOF, the Grantors have hereunto set their hands and seals.

 (SEAL)
RANDOLPH A. JOHNSON
 (SEAL)
NAOMI C. JOHNSON

STATE OF North Carolina
COUNTY OF Watauga

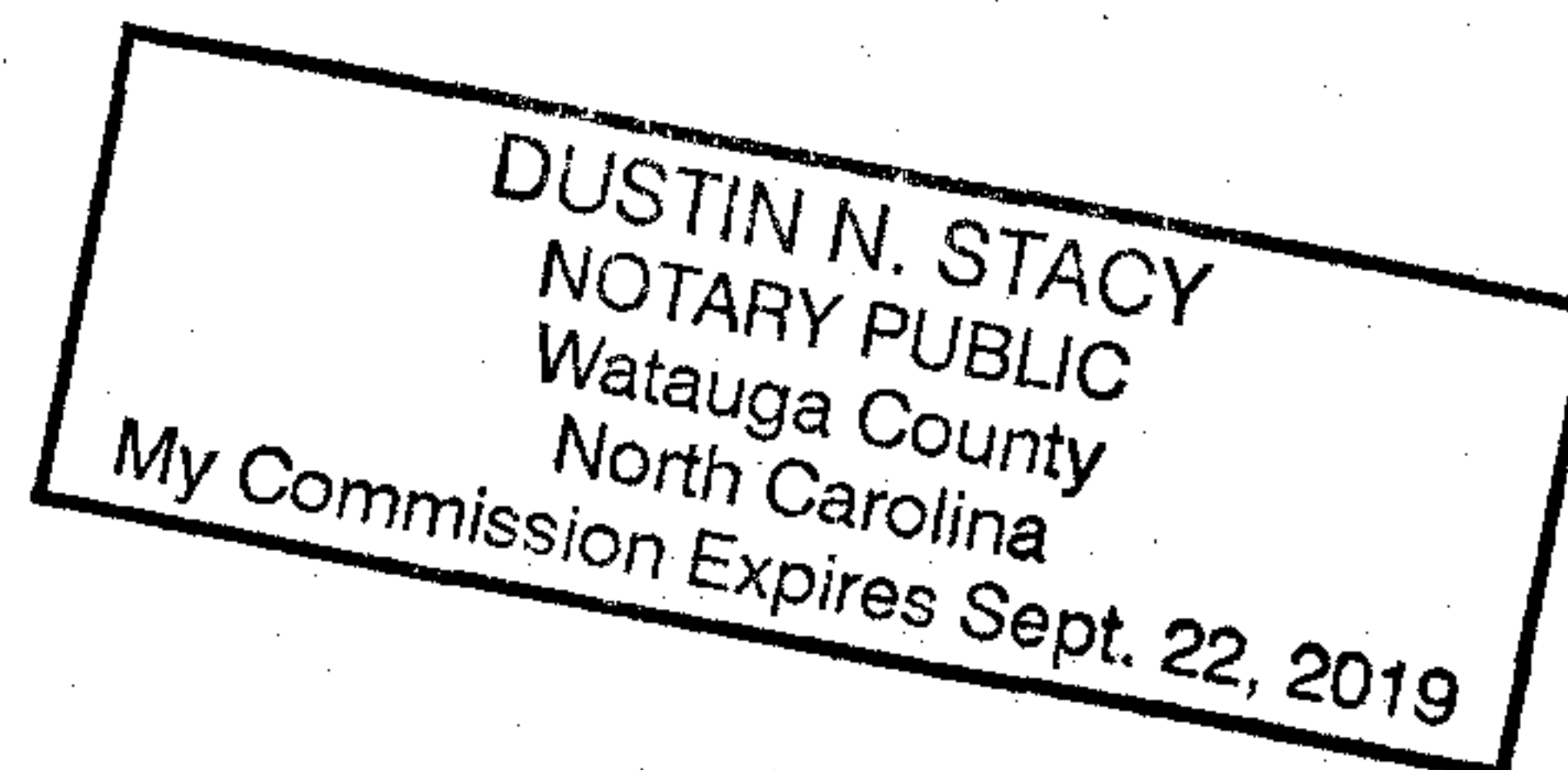
I, a Notary Public of the County and State aforesaid, certify that Randolph A. Johnson and wife, Naomi C. Johnson personally appeared before me this day and acknowledged the execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official stamp or seal, this 1 day of March, 2019.


Notary Public

My commission expires: _____

STAMP-SEAL



Bk 2015

Pg 888

Doc No: 676760 Kind: DEED

EXHIBIT A GENERAL WARRANTY DEED

Being a 0.615 acre tract located on the east and west sides of Meat Camp Road, NCSR No. 1335, and on the south side of NCSR No. 1339; said tract being further located approximately 1.9 miles north of the intersection of Meat Camp Road with NC Highway 194; being all the same property described in Deed Book 167 at Page 76 and Book 168 at Page 298 of the Watauga County Registry and being more fully described as follows:

BEGINNING on a railroad spike set in the center of Meat Camp Road; said point being at the intersection point of said road with NCSR No. 1339 (Hopewell Church Road running to the west from Meat Camp Road); and being further located North 58° 41' East 72.14 feet from the northeastern corner of a one story brick house located on the herein described property; thence from the beginning leaving said road with the Harvey Trivette line (Deed Book 107 at Page 186); North 88° 05' East 34.00 feet to a point in the center of Meat Camp Creek; thence down with the center of said creek South 21° 43' East 107.84 feet to a point in same; said point being a corner to the lot occupied by the Church of Deliverance; thence leaving said creek with the northern boundary line of said lot South 81° 30' West 20.00 feet to a 5/8 inch rebar iron set; thence continuing with same South 81° 30' West passing the center of Meat Camp Road at 35.20 feet and continuing for 78.31 feet (total 113.51 feet) to a 2 inch iron pipe found flush with the surface; said point being located North 36° 24' West 32.46 feet from the northwestern corner of the Church of Deliverance building; thence continuing with the church lot line South 02° 34' East 91.98 feet to a 5/8 inch rebar iron set in the Burl Winebarger line; said point being further located North 84° 03' West 15.44 feet from the southwestern corner of said church building; thence with the Burl Winebarger line North 83° 53' West 84.50 feet to a 3/4 inch iron found at a fence post; said point being the southeast corner to Clifford Coffey and being further located South 83° 53' East 177.51 feet from a 2 inch iron pipe found flush with the ground; thence with the Coffey line (Deed Book 218 at Page 482) North 05° 42' West 175.14 feet to a 5/8 inch rebar iron set in same and being located North 70° 30' East 125.85 feet from the center of a well located on the Coffey property; thence continuing with the same line North 05° 42' West 25.00 feet to a point in the center of NCSR No. 1339 (Hopewell Church Road); thence with the center of said road North 88° 05' East 138.14 feet to the point of BEGINNING, containing 0.615 of an acre as computed by coordinate geometry and being the same as survey shown on plat no. 89067 prepared September 28, 1989 and updated September 23, 1993, by D. E. Pannell, RLS L-2612.

There is also conveyed herewith water right as contained in deed dated May 18, 1982, executed by Clifford Coffey et ux to Dale Reece and wife, Olive M. Reece, recorded in Book 221 at Page 876, Watauga County Registry and being more particularly described as follows: "The purpose of this instrument is to convey a water right to that certain well located on the lands of the grantors herein, and being that well that is now pumped underground to the dwelling houses of the grantors and grantees herein and further being located 250 feet West of the Dale Reece dwelling house just off of Meat Camp Road, NCSR 1340, together with the right to enter upon lands of the grantors herein for the purpose of digging a ditch, running electric lines, and repair, maintenance and upkeep of said water line, power line, well and pump. This being a water right in common with both the grantors and grantees herein, their heirs and assigns. As a part of the consideration for this water right, the grantees herein, their heirs and assigns, agree that they will pay the electric bill for the operation of the pump and said well. Failure to pay said electric bill for a period of ninety (90) days will render the within water right null and void. Each of the parties hereto agree that the repair, maintenance and upkeep of the well and pump shall be borne equally between the parties hereto."

This conveyance is further subject to that Conservation Easement and Easements of Ingress and Egress recorded in Book 778, Page 182, Watauga County Public Registry.

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