

Bk 2019 Pg 377 (3)
Recorded: 03/25/2019 at 09:20:30 AM
Doc No: 677390 Kind: DEED



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 304⁰⁰

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Grantee _____

This instrument was prepared by: Robert B. Angle, Jr. _____

Brief description for the Index: _____

THIS DEED made this 21st day of March, 2019, by and between

GRANTOR

Sarah H. Doty and husband, Joe Wayne Doty

GRANTEE

✓ Juanita Trivette Miller
260 Elk Knob Drive
Boone, NC 28607

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 Meat Camp Township, Watauga County, North Carolina and more particularly described as follows:

SEE EXHIBIT A

(THIS DOCUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. NO OPINION ON TITLE IS GIVEN)

The property hereinabove described was acquired by Grantor by instrument recorded in Book 310, Page 490.
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 __, 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.

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, other than the following exceptions:

Subject to any and all ad valorem taxes for the current year and subsequent years, easements and restrictions of record, and any local, county, state or federal laws, ordinances or regulations relating to zoning, environment, subdivision, occupancy, use, construction or development of the subject property, including existing violations of said laws, ordinances or regulations.

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

Sarah H. Doty (SEAL)
Sarah H. Doty

Joe Wayne Doty (SEAL)
Joe Wayne Doty

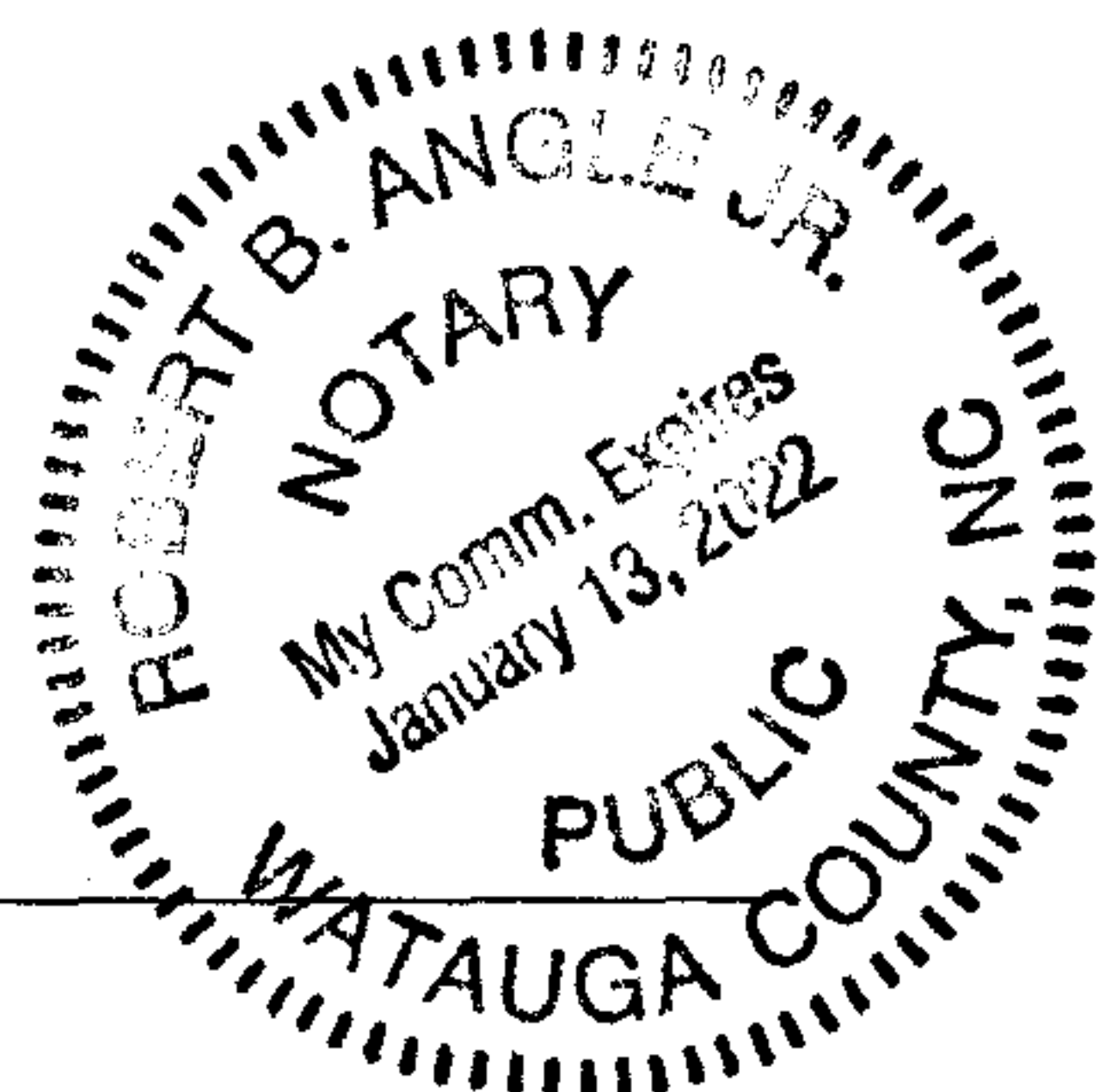
State of North Carolina - County of Watauga

I *Robert B. Angle Jr.*, the undersigned Notary Public of the County and State aforesaid, certify that Sarah H. Doty and husband, Joe Wayne Doty 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 21 day of March, 2019.

My Commission Expires:

(Affix Seal)



Robert B. Angle Jr.
Signature
Robert B. Angle Jr. Notary Public
Notary's Printed or Typed Name

Bk 2019 Pg 379

Doc No: 677390 Kind: DEED

EXHIBIT A

BEGINNING on a white birch on the bank of Meat Camp Creek, Elmer Proffitt's corner; thence North 81 deg. West 24 poles to a stake; thence North 15 deg. East 15-1/2 poles to a stake; thence South 81 deg. East 18 poles to a stone in Meat Camp Creek; J. D. Winebarger's corner; thence a south course with the center of the creek 16-1/2 poles to the BEGINNING, containing 2 acres, more or less.

There is excepted and not conveyed herewith that certain tract or parcel of land heretofore sold and conveyed off by deed dated May 28, 1982, executed by Burl Winebarger and wife, Cora Winebarger to Gerald Eric Huff and wife, Jeanette L. Huff, recorded in Book 221 at Page 161, Watauga County Registry, and more particularly described as follows: "A 0.622 acre tract located on the west side of Meat Camp Creek, along NCSR 1335, 1.5 miles north of the intersection of said road and NC Highway #194; being a portion of the property described in deed book 83 at page 13; and being more particularly described as: BEGINNING on an iron set on the west side of N.C.S.R. 1335, the new Joe Proffitt corner; being located North 64 deg. 46 min. West 46.70 feet from the old White Birch tree corner on the west bank of Meat Camp Creek; thence from the beginning and with the new Joe Proffitt line, North 83 deg. 08 min. West 351.36 feet to an iron set in the Roby Winebarger line; thence with the Roby Winebarger line, North 11 deg. 365 min. East 74.60 feet to an iron set, a new corner; thence with a new line South 81 deg. 20 min. East 340.36 feet to an iron set on the west side of the road; thence South 81 deg. 20 min. East 49.00 feet to a point in the center of Meat Camp Creek; thence down and with the center of said creek South 02 deg. 16 min. East 62.90 feet; thence North 83 deg. 08 min. West 53.90 feet to the BEGINNING." "Together with the right to obtain water from a spring."