

FILED  
YADKIN COUNTY NC  
ARIC WILHELM  
REGISTER OF DEEDS  
FILED Mar 16, 2020  
AT 03:10:30 pm  
BOOK 01283  
START PAGE 0393  
END PAGE 0396  
INSTRUMENT # 01009  
EXCISE TAX \$378.00

Tax Collector: [Signature]  
Land Records: [Signature]  
Tax Appraiser: [Signature]

**This instrument prepared by Benjamin H. Harding, Jr. PLLC, Yadkinville, NC 27055**

This deed is prepared without a title examination and no opinion as to title or ownership is expressed or implied by the preparation of this instrument.

NORTH CAROLINA

YADKIN COUNTY

WARRANTY DEED

This deed made and entered into this the 1st day of February 2020, by and between **BENJAMIN H. HARDING, JR.**, widower, whose mailing address is 5436 Courtney-Huntsville Road, Yadkinville, NC 27055 of Yadkin County, North Carolina, and **ANN H. HOLLAND** and spouse, **WADE DENNIS HOLLAND** whose mailing address is 6509 Arbor Grande Way, Raleigh, NC 27615, of Wake County, North Carolina, hereinafter called Grantors,  
and

**MICHAEL B. WALL** and spouse **JENNIFER H. WALL** whose mailing address is 5029 Courtney-Huntsville Road, Yadkinville, NC 27055 of Yadkin County, North Carolina, hereinafter called Grantees.

WITNESSETH:

Grantors, for and in consideration of the sum of ten dollars and other good and valuable considerations in hand paid by Grantees, the receipt of which is hereby acknowledged, do hereby convey unto Grantees, their heirs and assigns, premises described as follow:

TRACT ONE

(MISCDESC 1000-0023; PIN 5845 (00) 98 5000; PRN 139268) South Liberty Township, Yadkin County, North Carolina);

BEING that tract containing 70.745 acres, more or less, as shown on that plat of survey entitled "Plat of Survey for Benjamin H. Harding, Jr. and Ann H. Holland and recorded in Plat Book 8, Page 448, Yadkin County Registry, to which reference is hereby made for a more complete description and which plat is hereby incorporated herein by reference.

TOGETHER WITH THE FOLLOWING:

1. That non-exclusive utility easement and that non-exclusive right of way easement of ingress, egress and regress over and across that way 20 feet in width shown as "Proposed 20-ft. R/W Easement" on that plat of survey entitled "Plat of survey for Benjamin H. Harding, Jr., Ann H. Holland recorded in Plat Book 8, page 429 to which reference is made for a more complete description, said easement to be appurtenant to and to run with Tract One and Tract Two described herein.

TOGETHER WITH AND SUBJECT TO THE FOLLOWING:

1. That non-exclusive utility easement and that non-exclusive right of way easement of ingress, egress and regress over and across that way 20 feet in width shown as "Proposed 20-ft. R/W Easement" on that plat of survey entitled "Plat of Survey for Proposed Conservation Easement for Benjamin H. Harding, Jr. and Ann H. Holland recorded in Plat Book 8, Page 448 Yadkin County Registry, to which reference is made for a more complete description, said easement to be appurtenant to and to run with Tract One and Tract Two described herein.

SUBJECT TO THE FOLLOWING:

1. Easement Agreement for the Creation, Operation, Monitoring and Maintenance of Wetlands Habitat between Benjamin H. Harding, Jr., Et Al. and American Wetlands and Natural Resources Exchanges Corporation recorded in Book 526, Page 156 Yadkin County Registry to which reference is made for a more complete description.

2. Amendment to Easement Agreement between Benjamin H. Harding, Jr., Et Al. and American Wetlands and Natural Resources Exchanges Corporation recorded in Book 633, Page 533 Yadkin County Registry to which reference is made for a more complete description.

3. Permanent Conservation Easement between American Wetlands and Natural Resources Exchanges Corporation and the Piedmont Land Conservancy recorded in Book 633, Page 541 Yadkin County Registry to which reference is made for a more complete description.

TRACT TWO

(MISCDESC 1000-0023; PIN 5845 (00) 99 3842; PRN 139269) South Liberty Township, Yadkin County, North Carolina);

BEING that tract containing 4.660 acres, more or less, consisting of that original tract containing 252.40 acres, more or less, as shown on that deed from the United States of America to B. H. Harding and wife Blanche B. Harding recorded in Book 79, Page 182 Yadkin County Registry to which reference is made for a more complete description, saved and excepted from said original tract containing 252.40 acres, more or less, the following three tracts of real property:

1. Save and except from said 252.40 acres, more or less that tract containing 5.226 acres, more or less, as shown on that deed from Benjamin H. Harding, Jr., Et Al. to James M. York and wife Glenda J. York recorded in Book 497, Page 206 Yadkin County Registry to which reference is made for a more complete description.

2. Save and except from said 252.40 acres, more or less, that tract containing 171.62 acres, more or less, as shown on that deed from Benjamin H. Harding, Jr., Et Al. to Michael B. Wall and wife Jennifer H. Wall recorded in Book 1170, Page 544 Yadkin County Registry to which reference is made for a more complete description.

3. Save and except from said 252.40 acres, more or less that tract containing 70.745 acres, more or less, as shown on that plat of survey entitled "Plat of Survey for Benjamin H. Harding, Jr. and Ann H. Holland and recorded in Plat Book 8, Page 448, Yadkin County Registry, to which reference is hereby made for a more complete description and which plat is hereby incorporated herein by reference.

Said remaining portion of Tract Two containing 4.660 acres, more or less, is designated as PIN 5845 (00) 99 3842 and PRN 139269 in the Yadkin County Mapping Office to which reference is made for an additional description.

TOGETHER WITH THE FOLLOWING:

1. That non-exclusive utility easement and that non-exclusive right of way easement of ingress, egress and regress over and across that way 20 feet in width shown as "Proposed 20-ft. R/W Easement" on that plat of survey entitled "Plat of survey for Benjamin H. Harding, Jr., Ann H. Holland recorded in Plat Book 8, page 429 to which reference is made for a more complete description, said easement to be appurtenant to and to run with Tract One and Tract Two described herein.

Subject to all liens and encumbrances of record.

The above described real property does not contain the primary residence of Grantors.

To have and to hold the above described premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto Grantees, their heirs and assigns forever.

Grantors covenant that they are seized of said premises in fee, and have the right to convey the same in fee simple; that said premises are free from liens and encumbrances except as stated above, if any; and that they will warrant and defend the said title to the same against the lawful claims of all persons whomsoever.

In witness whereof, Grantors have hereunto set their hands and seals, the day and year first above written.

Benjamin H. Harding, Jr. (SEAL)  
Benjamin H. Harding, Jr., widower

Ann H. Holland (SEAL)  
Ann H. Holland

Wade Dennis Holland (SEAL)  
Wade Dennis Holland

NORTH CAROLINA

YADKIN COUNTY

I, the undersigned Notary Public of Yadkin County, North Carolina, do hereby certify that Benjamin H. Harding, Jr., widower, personally appeared before me this day and acknowledged the due execution of the foregoing deed of conveyance.

Witness my hand and notarial seal, this the 17th day of FEBRUARY ~~January~~ <sup>SKR</sup> 2020.



Sign Shari K. Rucker  
Print Shari K. Rucker  
Notary Public

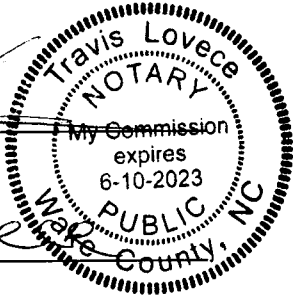
My commission expires: March 2, 2024

NORTH CAROLINA  
WAKE COUNTY

I, the undersigned Notary Public of Wake County, North Carolina, do hereby certify that Ann H. Holland and spouse Wade Dennis Holland personally appeared before me this day and acknowledged the due execution of the foregoing deed of conveyance.

Witness my hand and notarial seal, this the 1st day of <sup>February</sup>~~January~~ 2020.

Sign [Signature]  
Print Travis Lovece  
Notary Public



My commission expires: 6/10/2023