

APPROVED BY STOKES COUNTY ASSESSOR *JM*

Book Page
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STOKES COUNTY NC
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KATHY YOUNG
Register Of Deeds

STOKES COUNTY NC 02/18/2005
1 \$116.00



Real Estate
Excise Tax

Document #
0001143

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 116.00

Parcel Identifier No. 6966 00 37 4447 _____ Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: _____

This instrument was prepared by: Michael F. Royster _____

Brief description for the Index: Beaver Island Township, 15.95 acres _____

THIS DEED made this 18th day of February, 2005, by and between

GRANTOR

GRANTEE

David L. Clark (single)

Department of Transportation, an Agency
of the State of North Carolina

1605 Westbrook Plaza Drive, Suite 201
Winston-Salem, NC 27103

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 situated in the City of _____, Beaver Island Township, _____ Stokes County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 443 page 1378.

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:

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

(Entity Name)

David L. Clark (SEAL)
David L. Clark

By: _____ (SEAL)
Title: _____

By: _____ (SEAL)
Title: _____

By: _____ (SEAL)
Title: _____

State of North Carolina - County of Surry

I, the undersigned Notary Public of the County and State aforesaid, certify that David L. Clark (single) 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 18th day of February, 2005.

My Commission Expires: 5/2/2009

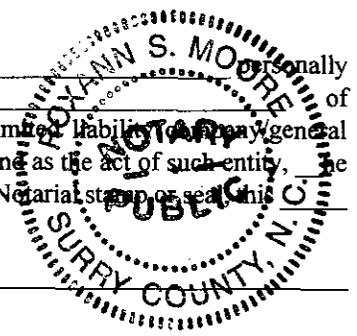
Roxann S. Moore
Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____

Notary Public



State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____

Notary Public

The foregoing Certificate(s) of Roxann S. Moore, NP of Surry County, NC is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

KATHY YOUNG Kathy Young Register of Deeds for STOKES County
By: _____ Deputy/Assistant - Register of Deeds

EXHIBIT "A"

BEING a 15.954 acre, more or less, tract of land located in Beaver Island Township, Stokes County, North Carolina and more particularly described as follows:

BEGINNING at a new 1½ inch iron pipe set in the Southern right-of-way line of Pitzer Road (State Road No. 1697), said new iron pipe being located in the Southwestern line of the property of James Wallace and wife, Loretta F. Wallace recorded in Deed Book 337, Page 319 in the Office of the Register of Deeds of Stokes County, North Carolina, said new iron pipe also being located the following two (2) courses and distances from an existing iron marking the Southwest corner of said Wallace property: South 63° 06' 30" East 289.02 feet to an existing iron and South 55° 26' 50" East 385.35 feet; running thence from said **BEGINNING** point with the Southwestern line of said Wallace property, South 55° 26' 50" East 312.64 feet to a point at Snow Creek, said point being located South 21° 19' East 20.21 feet from an existing reference iron at the top of the bank of Snow Creek (said reference iron being shown on a map of survey for Roger Nance by Burrow and Lineback Surveying Company dated December 1978 and revised in February 1982) and running thence with the top of the bank of Snow Creek the following six (6) courses and distances: South 38° 29' West 49.6 feet to a point, South 20° West 50.00 feet to a point, South 12° West 50.00 feet to a point, South 01° West 50.00 feet to a point South 08° East 50.00 feet to a point and South 38° East 60.00 feet to a new 1½ inch iron pipe set at the top of the bank of Dan River; running thence with the top of the bank of Dan River the following thirteen (13) courses and distances: South 86° 14' West 71.5 feet to a point, South 80° West 100.00 feet to a point, South 74° West 100.00 feet to a point, South 71° West 100.00 feet to a point, South 73° West 100.00 feet to a point, South 74° West 100.00 feet to a point, South 76° West 100.00 feet to a point, South 81° West 200.00 feet to a point, South 79° West 100.00 feet to a point, South 81° West 100.00 feet to a point, South 87° West 100.00 feet to a point, Due West 100.00 feet to a point and South 89° West 100.00 feet to a new 1½ inch iron pipe set in the center of a drainage ditch, said new iron pipe being the Southeast corner of the property of Mrs. Mabel Shaw, et al (Deed Book 54, Page 96), said new iron pipe also being located South 50° 44' West 15.00 feet from a new reference iron set; running thence with the Eastern line of said Shaw property in the center of a drainage ditch the following three (3) courses and distances: North 05° 44' West 50.00 feet to a 1½ inch iron pipe set, North 04° 13' West 50.00 feet to a 1½ inch iron pipe set and North 09° 13' West 365.00 feet to a 1½ inch iron pipe set in the Southern right-of-way line of Pitzer Road, said new iron pipe being located South 14° 31' 50" East 50.00 feet and North 75° 28' 10" East 422.85 feet from an existing right-of-way monument located on the Northern right-of-way line of Pitzer Road; running thence with the Southern right-of-way line of Pitzer Road (Pitzer Road having a right-of-way width of 50.00 feet), North 75° 28' 10" East 21.00 feet to a new 1½ inch iron pipe set; thence continuing with the Southern right-of-way line of Pitzer Road on a curve to the right having a radius of 5,475.00 feet, an arc distance of 116.26 feet (chord bearing and distance North 76° 04' 30" East 116.26 feet) to a new 1½ inch iron pipe set; thence continuing with the Southern right-of-way line of Pitzer Road, North 76° 41' 10" East 600.00 feet to a new 1½ inch iron pipe set; thence continuing again with the Southern right-of-way line of Pitzer Road on a curve to the right having a radius of 2,475.00 feet, an arc distance of 456.70 feet (chord bearing and distance North 81° 58' 20" East 456.05 feet) to the point and place of **BEGINNING**.

This description incorporates a portion of the Bruce P. Smith properties previously recorded in Deed Book 81, Page 517, Deed Book 118, Page 615 and referenced by Deed Book 108, Page 116 to Deed Book 64, Page 406.

The above description was drawn from information shown on a map prepared for Bruce P. Smith by Joyce Engineering and Mapping Company (Map No. 2-638) and dated February 11, 1990 by Timothy R. Ingold, R.L.S.

See Deed Book 344, Page 1669, Stokes County Registry.