

FILED

2004 MAR 10 PM 2: 14

ANSON COUNTY NC
Real Estate Excise Tax Paid

\$ 50.00

JOHN W. S. HULL
ANSON COUNTY, N.C.
REGISTER OF DEEDS

00752

Revenue Stamps \$ _____

DEED FOR HIGHWAY RIGHT OF WAY

THIS INSTRUMENT DRAWN BY R. L. Swinney

CHECKED BY Deanna M. Rogers

RETURN TO: Division 10 Right of Way
206 Charter Street
Albemarle, NC 28001

NORTH CAROLINA
COUNTY OF ANSON
TAX MAP AND LOT 652300320394

STATE HIGHWAY PROJECT: 34398.4.2
PARCEL NUMBER: R-2231 WM / 705 WM
ROUTE: US 220 BYPASS
(RICHMOND AND
MONTGOMERY COUNTIES)

THIS FEE SIMPLE DEED, made and entered into this the 31st day of January 2004
by and between Edwards Timber Company, Inc.
hereinafter referred to as GRANTORS, and the Department of Transportation, an agency of the State of North Carolina,
hereinafter referred to as the Department;

WITNESSETH

That the GRANTORS, for themselves, their heirs, successors, and assigns, for and in consideration of the sum
of \$ 25,000.00 agreed to be paid by the DEPARTMENT to the GRANTORS, do hereby give, grant and convey
unto the DEPARTMENT, its successors and assigns, in FEE SIMPLE that certain property located in Lanesboro
Township, Anson County, North Carolina, which is particularly described as follows:

BEGINNING at a point on a western property line of the undersigned, a common property line with John T. Mills;
thence N. 36-09-50 E. a distance of 105.60 ft. to an existing property corner, common between John T. Mills and
the undersigned; thence S. 72-35-10 E. a distance of 94.12 ft. to an existing property corner of John T. Mills
located in the property line of the undersigned; thence S. 72-35-10 E. a distance of 831.97 ft. to a new corner;
thence S. 17-09-16 E. a distance of 121.44 ft. to a new corner; thence N. 72-35-10 W. a distance of 1,028.94 ft. to
the point of BEGINNING. Being 2.24 acres more or less.

For a more specific description see Map Book A-193 Page 002 In the Anson County Registry of Deeds Office
Titled, "100 ft. Buffer".

IN ADDITION, and for the aforesated consideration, the GRANTORS further hereby convey to the DEPARTMENT, its
successors and assigns the following described areas and interests:

None

SPECIAL PROVISIONS. This deed is subject to the following provisions only:

None

The property hereinabove described was acquired by the GRANTORS by instrument(s) recorded in the
Anson County Registry in Deed Book 228 Page 246

The final right of way plans showing the above described right of way are to be certified and recorded in the Office
of the Register of Deeds for said County pursuant to N.C.G.S. 136-19.4, reference to which plans is hereby made for
purposes of further description and for greater certainty.

The GRANTORS by the execution of this instrument, acknowledge that the plans for the above referenced project
as they affect their remaining property have been fully explained to them or their authorized representative, and they do
hereby release the Grantee, its successors and assigns from any and all claims for damages resulting from the
construction of said project or from the past, present or future use of said premises herein conveyed for any purpose for
which the said Department is authorized by law to subject the same.