

0567

BK:00567 PG:1814

1814 APPROVED BY *[Signature]*
STOKES COUNTY ASSESSOR

FILED
STOKES COUNTY
KATHY YOUNG
REGISTER OF DEEDS

Stokes County 05-25-2007
NORTH CAROLINA
Real Estate
Excise Tax \$119.00

FILED May 25, 2007
AT 10:48 am
BOOK 00567
START PAGE 1814
END PAGE 1817
INSTRUMENT # 03849

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 119.00

Parcel Identifier No. Portion of 6909 00 37 6199 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: _____

THIS DEED made this 17 day of May _____, 2007, by and between

GRANTOR

GRANTEE

Henry A. Engler and wife, Carol A. Engler

**William Payne Roughton and wife, Carol
Eidson Roughton
2224 Horseshoe Road
Westfield, NC 27053**

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 _____, BIG CREEK 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 237 page 836.

A map showing the above described property is recorded in Plat Book 9 page 74.

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)

By: _____
Title: _____

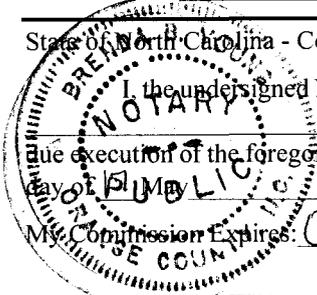
By: _____
Title: _____

By: _____
Title: _____

Henry A. Engler (SEAL)
Henry A. Engler

Carol A. Engler (SEAL)
Carol A. Engler

State of North Carolina - County of Orange



I, the undersigned Notary Public of the County and State aforesaid, certify that Henry A. Engler and wife, Carol A. Engler 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 _____ day of _____, 2007.

Brenda B. Young
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 _____ 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.
_____ Register of Deeds for _____ County

EXHIBIT "A"

BEGINNING at a spike located in the center of Horseshoe Road (SR 1464), said spike being located South 12 deg. 55 min. 08 sec. East 70.18 feet from a conservation easement monument (disc) and being located North 13 deg. 39 min. 56 sec. East 131.45 feet from a spike at the intersection of the center lines of Horseshoe Road (SR 1464) and Frye Road and being further located in the line of property of Camilo Quinones (Book 465, Page 2257); thence running with the line of property of Camilo Quinones (Book 465, Page 2257) and the center of Beaver Dam Creek as it meanders the following thirty-four courses and distances: North 62 deg. 05 min. 48 sec. West 28.32 feet; North 45 deg. 54 min. 13 sec. West 78.25 feet; North 81 deg. 00 min. 04 sec. West 79.04 feet; North 31 deg. 05 min. 05 sec. West 52.46 feet; North 50 deg. 05 min. 03 sec. West 93.29 feet; North 73 deg. 26 min. 58 sec. West 58.80 feet; North 28 deg. 15 min. 25 sec. West 38.53 feet; North 13 deg. 35 min. 26 sec. West 28.07 feet; North 49 deg. 46 min. 05 sec. West 65.99 feet; North 81 deg. 24 min. 51 sec. West 43.85 feet; South 81 deg. 34 min. 15 sec. West 34.67 feet; North 78 deg. 29 min. 31 sec. West 31.02 feet; North 46 deg. 05 min. 18 sec. West 80.35 feet; North 66 deg. 09 min. 35 sec. West 72.85 feet; North 89 deg. 53 min. 46 sec. West 40.27 feet; North 38 deg. 58 min. 35 sec. West 31.48 feet; North 04 deg. 57 min. 21 sec. East 108.12 feet; North 36 deg. 08 min. 21 sec. East 75.11 feet; North 52 deg. 04 min. 49 sec. East 46.40 feet; North 33 deg. 21 min. 55 sec. East 29.25 feet; North 11 deg. 49 min. 47 sec. West 40.71 feet; North 64 deg. 57 min. 56 sec. East 40.32 feet; North 35 deg. 13 min. 07 sec. East 47.48 feet; North 06 deg. 15 min. 35 sec. West 54.43 feet; North 24 deg. 56 min. 40 sec. East 45.35 feet; North 70 deg. 03 min. 31 sec. West 52.76 feet; North 14 deg. 18 min. 36 sec. West 43.18 feet; North 22 deg. 59 min. 01 sec. East 49.47 feet; North 10 deg. 14 min. 50 sec. East 72.82 feet; North 06 deg. 49 min. 31 sec. West 39.11 feet; North 44 deg. 31 min. 30 sec. West 57.22 feet; South 81 deg. 13 min. 07 sec. East 42.14 feet to a set iron; South 81 deg. 13 min. 07 sec. East 58.86 feet to an existing iron; South 81 deg. 13 min. 07 sec. East 16.30 feet to a 50-inch white oak; thence running on a new line with lands retained by the grantor (Book 237, Page 836) the following three courses and distances: South 37 deg. 47 min. 21 sec. East 180.65 feet to a set iron; South 69 deg. 44 min. 26 sec. East 226.53 feet to a set iron; North 72 deg. 08 min. 27 sec. East 125.46 feet to an existing iron in the corner of property of William Roughton (Book 539, Page 126); thence running with the line of property of William Roughton (Book 539, Page 126) South 67 deg. 03 min. 01 sec. East 294.32 feet to a spike located in the center of Horseshoe Road (SR 1464); thence running with the center of Horseshoe Road (SR 1464) the following three courses and distances: South 29 deg. 25 min. 25 sec. West 143.40 feet to a point; on a curve to the left having a chord bearing of South 20 deg. 43 min. 04 sec. West, a chord distance of 262.99 feet, and a radius of 868.73 feet; South 12 deg. 00 min. 42 sec. West 414.51 feet to a spike, said spike being the POINT OF BEGINNING and containing 12.055 acres, more or less, and according to plat and survey of Joe L. Cooke, PLS L-2970, entitled "Survey for William Roughton and wife, Carol Roughton" dated May 15, 2007.

The above 12.055 acre tract is subject to the right of way of Horseshoe Road (SR 1464).

The above 12.055 acre tract is a portion of that property which appears of record in Book 237, Page 836, ~~Surry~~ County Registry.

Stokes

c:\desc\misc\roughton.william.12.055 acres