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FILED
LOIS GREENE

'93 SEP -2 P4:29
By: Duane Dunn
REGISTER OF DEEDS
CALDWELL CO., N.C.

Excise Tax | Recording Time, Book and Page

Tax Lot No. ..... Parcel Identifier No. .....
Verified by ..... County on the ..... day of ....., 19.....
by .....

Mail after recording to ....Grantee.....

This instrument was prepared by ...J. Bradley Wilson, CARPENTER, WILSON, CANNON & BLAIR, PA.....
Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this ...24... day of ..April..... , 19 ..91.., by and between

GRANTOR	GRANTEE
LOREANE M. WHITE and husband, FRANK CHARLES WHITE	LORI ANN WHITE, single Rt. 2, Box 465B Hudson, NC 28638

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 ....., Hudson ..... Township, Caldwell ..... County, North Carolina and more particularly described as follows:

SEE ATTACHED SCHEDULE "A"

N.C. Bar Assn. Form No. 3 © 1976, Revised © 1977 – ...

SCHEDULE "A"

GAL DESCRIPTION:

BEGINNING on an iron said iron being in a 30 foot existing right of way and being a common corner with the Johnny Ray White property and said beginning point being also South 65° 32' 57" East 207.80 feet from an iron in the center line of SR 1127; thence from said beginning point South 65° 32' 57" East 163.79 feet to an iron; thence South 24° 27' 03" West 365.39 feet to an iron said iron being in the line of Darrell Townsend as recorded in Deed Book 879, Page 709, Caldwell County Registry; thence North 43° 37' 55" West 176.55 feet to an iron said iron being in the line of Alfred Townsend and a common corner with Johnny Ray White; thence North 24° 27' 03" East 299.49 feet to the point and place of beginning, containing 1.25 acres, more or less.

This metes and bounds description is taken from a survey prepared by Childers and Associates dated February 8, 1991.

Together with a right of way for the purposes of ingress, egress and regress, said right of way being expressly reserved by the grantor, and also granted unto the grantees their heirs, successors and assigns forever, over and along an existing right of way 30 feet in width, said right of way running from a point in the center of SR 1127 approximately 371.59 feet.

Being a part of the property as conveyed by O. J. Miller, widower and Loreane M. White to Loreane M. White and husband, Frank Charles White by deed dated August 1, 1981, recorded in Book 769, at Page 732, Caldwell County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in .....

.....

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(Corporate Name)

By: .....

.....President

ATTEST:

.....

.....Secretary (Corporate Seal)

USE BLACK INK ONLY

Loreane M White (SEAL)
LOREANE M. WHITE

Frank Charles White (SEAL)
FRANK CHARLES WHITE

..... (SEAL)

..... (SEAL)

SEAL/STAMP

NORTH CAROLINA, Caldwell County.

I, a Notary Public of the County and State aforesaid, certify that LOREANE M. WHITE and husband, FRANK CHARLES WHITE Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 2 day of September, 19 93

My commission expires: 7/22/98 Linda L. Miller Notary Public

Use Black Ink

NORTH CAROLINA, ...County.

I, a Notary Public of the County and State aforesaid, certify that .....

personally came before me this day and acknowledged that ..... he is ..... Secretary of

..... a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its .....

President, sealed with its corporate seal and attested by ..... as its ..... Secretary.

Witness my hand and official stamp or seal, this .....day of ....., 19.....

My commission expires: ..... Notary Public

The foregoing Certificate(s) of Linda L. Miller, A Notary Public

.....

.....

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.

Lois Greene REGISTER OF DEEDS FOR Caldwell COUNTY

By Duane Dunn Deputy/Assistant - Register of Deeds

N. C. Bar Assoc. Form No. 3 © 1976, Revised © 1977 ...