

Deed Book Index

TIP No: 17BP.7.R.68

Project No: 67-0173

County(s): ORANGE

Project Div 7 SEPI conv LIB # 1

Description: LS # 07-13-101

Property Owners	Deed Book / Page Num	Page Num
Eugene Dabbs	936 / 506	3
	2058 / 591	5
Bradley D. Dokter	5120 / 517	6
	2058 / 588	9
Barbara R. Grubb	938 / 248	10
	2058 / 589	15

Property List

TIP # 17BP.7.R.68 Project #: 67-0173 County(s): ORANGE			
Property Owners	Tax Parcel	DB / Page #	Address

Eugene Dabbs	9858588475	936 / 506	6901 Compton ,Cedar Grove , NC 27231
Bradley D. Dokter	9858585027	5120 / 517	6803 Compton Rd. ,Cedar Grove , NC 27231
Barbara R. Grubb	9858697703	938 / 248	7000 NC HWY 86 (N) ,Hillsoborouogh , NC 27278

FILED
BOOK ~~936~~ 936 PAGE # 506

SEP 25 4 11 PM '91

BOOK 936 PAGE 506

BETTY JUNE HAYES
REGISTER OF DEEDS
ORANGE COUNTY, N.C.

Excise Tax

Recording Time, Book and Page

Tax Lot No. 225-32 Parcel Identifier No. 9858-58-8475 2w
Verified by _____ County on the _____ day of _____, 19____
by _____

Mail after recording to _____ Grantee

19910925000114370 DEED
Bk: RB936 Pg: 506
9/25/1991 1/2

This instrument was prepared by Alonzo Brown Coleman, jr.

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 25 day of September, 19 91, by and between

GRANTOR

GRANTEE

PHILLIP EUGENE DABBS (widower)

PHILLIP EUGENE DABBS (widower)
6901 Compton Road
Cedar Grove NC 27231



936 506 1/2

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 _____, _____ Cedar Grove _____ Township, _____ Orange _____ County, North Carolina and more particularly described as follows:

That certain tract or parcel of land known and designated as Lot "A", containing 5.00 acres (0.44 r.w.), according to plat of survey entitled "Property Surveyed for Phillip Eugene Dabbs" by Callemyn Land Surveyors, dated August 19, 1991, and recorded in Plat Book 51, Page 138, Orange 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:



936 507 2/2

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 the Board of Directors, the day and year first above written.

.....
(Corporate Name)

By:

.....
President

ATTEST:

.....
Secretary (Corporate Seal)

USE BLACK INK ONLY

Phillip Eugene Datta (SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

SEAL-STAMP

NORTH CAROLINA, Orange County.

JEANNE A. CRABTREE
NOTARY PUBLIC
ORANGE COUNTY, N. C.

Use Black Ink

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

Phillip Eugene Datta Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 25th day of Sept., 1991.

My commission expires: 10-10-92

Jeanne A. Crabtree

Notary Public

SEAL-STAMP

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

Jeanne A. Crabtree, a Notary Public of Orange County, N.C.

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.

This the 25th day of Sept., 1991

Betty June Hayes,
REGISTER OF DEEDS FOR

Orange COUNTY

By

Geraldine H. Weather

Deputy Assistant - Register of Deeds

DRAWN BY Nina S. Hunt

CHECKED BY *[Signature]*

Return to: Division Right of Way Agent
P. O. Box 14996
Greensboro, North Carolina 27415-4996

BOOK 2058 PAGE 591

RIGHT OF WAY AGREEMENT

STATE OF NORTH Carolina
COUNTY OF ORANGE
TOWNSHIP OF CEDAR GROVE
TAX and PIN NO: 2.25..32A - 9858-68-2571
TAX and PIN NO: 2.25..32 - 9858-58-8475

PARCEL 8
PROJECT 6.502347
SECONDARY ROAD 1353
COMPTON ROAD

Phillip E. Dabbs and wife Virginia L. Dabbs

the undersigned owners of that certain property described in Deed Book 936 at Page 508 and in Deed Book 936 at Page 506 in the Register of Deeds Office of Orange County, and bounded by

recognizing the benefits to said property by reason of the construction of the proposed highway development, and in consideration of the construction of said project, hereby grants to the North Carolina Department of Transportation, the right of way as herein described and releases the Department from all claims for damages by reason of said right of way across the lands of the undersigned, and of the past and future use thereof by the Department, its successors and assigns, for all purposes for which the Department is authorized by law to subject such right of way; said right of way being the width indicated and across said property as follows:

60 feet in width measured 30 feet on each side of the centerline of the road, said centerline to be located by the Department and the construction or improvement of said road shall constitute the selection of said centerline; and such additional widths as might be necessary to provide for cut and fill slopes, sedimentation control and drainage of road.

The undersigned grantor further conveys permanent easement area to be used solely for the construction and perpetual maintenance of drainage installations described as follows:

BEGINNING at a point on the Southern right of way line of Secondary Road 1353 being 30 feet Southerly of and normal to Survey Station 82+25, Survey Center Line Secondary Road 1353; thence in an Southerly direction in a straight line to a point being 60 feet Southerly of and normal to Survey Station 82+25, Survey Center Line Secondary Road 1353; thence in a Westerly direction in a straight line to a point being 60 feet Southerly of and normal to Survey Station 80+29.96, Survey Center Line Secondary Road 1353; thence in a Northerly direction in a straight line to a point on the Southern right of way line of Secondary Road 1353 being 30 feet Southerly of and normal to Survey Station 80+29.96, Survey Center Line Secondary Road 1353; thence in an Easterly direction along the Southern right of way line of Secondary Road 1353 at all points 30 feet Southerly of and normal to Survey Center Line Secondary Road 1353 to the point of BEGINNING.

It is understood and agreed that the 60 feet right of way hereinabove referred to has been staked upon the ground and the centerline of the road is located in the center of the right of way stakes. The undersigned property owners further agree not to erect any structures, including masonry mailboxes, masonry driveway headwalls, any fencing, etc., or engage in cultivation within the right of way granted herein except as approved by the North Carolina Department of Transportation pursuant to G.S. 136-93 and N.C. Admin. Code t.19A, r.02E.0404.

It is further understood and agreed that should circumstances, conditions, or actions by the North Carolina Department of Transportation delay or delete the proposed improvement of said road, that the right of way granted herein shall remain until such time as released by the North Carolina Department of Transportation.

There are no conditions to this agreement not expressed herein. The undersigned hereby covenant and warrant that they are the sole owners of said property; that they solely have the right to grant this right of way, and that they will forever warrant and defend the title to the same against the lawful claims of all person whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands and affixed our seals this the 7th day of

[Signature] 2000
Phillip E. Dabbs (SEAL)
Phillip E. Dabbs (SEAL)
Phillip E. Dabbs (SEAL)

[Signature] (SEAL)
Virginia L. Dabbs (SEAL)
Virginia L. Dabbs (SEAL)

STATE OF North Carolina COUNTY Orange
I, N. S. Hunt a Notary Public of the County and State aforesaid, certify that
Phillip E. Dabbs and wife Virginia L. Dabbs

GRANTORS, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 7th day of March, 2000.

My Commission Expires: 12-5-2000

[Signature]
Notary Public

State of North Carolina-Orange County
The foregoing certificate of N. S. Hunt

A Notary (Notaries) Public for the Designated Governmental units is (are) certified to be correct. See filing certificates herein.

This the 30th day of March, A.D. 2000

Joyce H. Pearson
Register of Deeds By: *[Signature]*
Assistant / Deputy

FILED
30 MAR 2000, at 01:26:01pm
Book 2058, Page 591 - 591
Joyce H. Pearson
Register of Deeds,
Orange County, N. C. (ndary Road)

1084



20110225000046330 DEED
Bk:RB5120 Pg:517
02/25/2011 09:56:22 AM 1/3

AR

FILED Deborah B. Brooks
Register of Deeds, Orange Co., NC
Recording Fee: \$25.00
NC Real Estate TX: \$540.00

1
KC

RC

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$540.00

Recording Time, Book and Page:

1

Tax Map No.

Parcel Identifier No: 9858-58-5027

Mail after recording to: Grantee

This instrument was prepared by: Lance A. Wootton

gn

THIS DEED made this 22nd day of February, 2011 by and between

GRANTOR

William Hugh Hoover and wife, Brenda Oakes Hoover

Mailing Address: 507 Cashwell Place Goldsboro NC 27534

GRANTEE

Bradley Dean Dokter, Mary Dee Leonhardi

Property Address: 6803 Compton Road, Cedar Grove, NC 27231

Mailing Address: 6803 Compton Road Cedar Grove NC 27231

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 and more particularly described as follows:

See Exhibit A

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 265, Page 1514, _____ County Registry.

A map showing the above described property is recorded in Plat Book _____, Page _____, and referenced within this instrument.

Does the above described property include the primary residence (yes/no)? **Yes**

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:

Easements and restrictions of record.
2011 ad valorem property taxes.



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 officer(s), the day and year first above written.

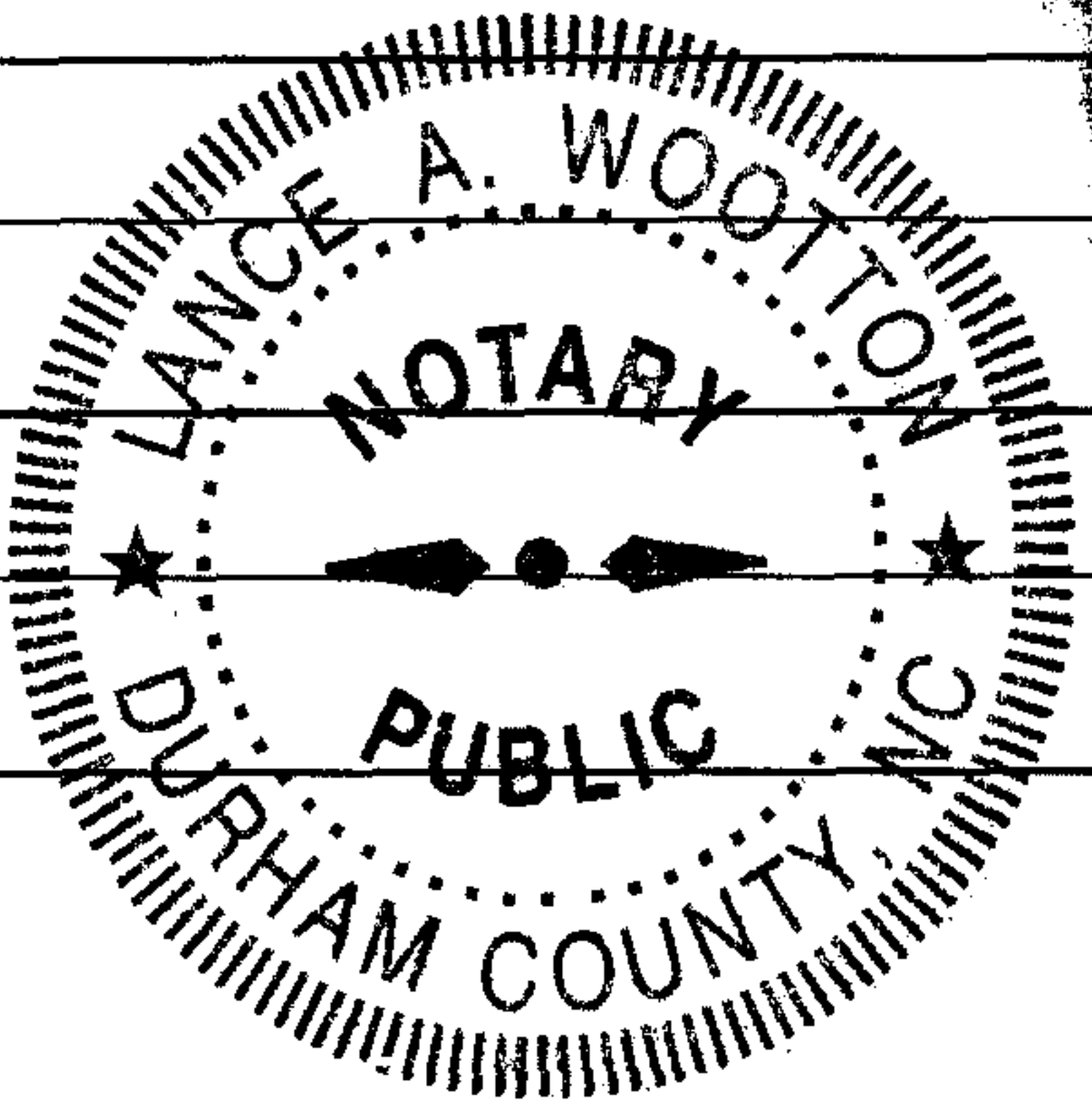
(Entity Name)

By: _____

Title: _____

By: _____

Title: _____



William Hugh Hoover (SEAL)
William Hugh Hoover

Brenda Oakes Hoover (SEAL)
Brenda Oakes Hoover

(SEAL)

(SEAL)

NORTH CAROLINA DURHAM COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that h e or she signed the foregoing document: William Hugh Hoover and wife, Brenda Oakes Hoover. Witness my hand and official stamp or seal, this the 22 day of February, 2011

My Commission Expires: 4-21-2012

Lance A Wootton
Notary Public

Print Notary Name: Lance A Wootton

NORTH CAROLINA DURHAM COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that h e or she signed the foregoing document: _____, _____. Witness my hand and official stamp or seal, this the _____ day of _____, _____

My Commission Expires: _____

Notary Public

Print Notary Name: _____

Exhibit A -



A certain tract or parcel of land in Cedar Grove Township, Orange County, North Carolina, adjoining State Road #1353, the A.A. Compton heirs and other lands of C.R. Byrd, Jr. et al., and being more particularly described as follows:

Beginning at a point in the East line of the lands of the A.A. Compton heirs in the centerline of State Road #1353; thence with the center line of said road, the following courses and distances: North 58 deg. 51' 41" East 159.82 feet to a point; thence North 68 deg. 42' 39" East 237.99 feet to a point and thence North 75 deg. 32' 38" East 63.94 feet to a point on bridge and being a new corner with C.R. Byrd, Jr. et al.; thence a new line with C.R. Byrd, Jr., et al. South 34 deg. 20' East 1,124.55 feet to a point in the centerline of creek and being a new corner with C.R. Byrd, Jr., et al., in the line of the lands of the A.A. Compton heirs; thence with the line of said Compton heirs (iron stake in this line 29 feet from center of creek), North 86 deg. 48' 16" West 1,107 feet to an iron stake and corner with A.A. Compton heirs; thence with the line of said Compton heirs, North 04 deg. 14' 27" East 683.77 feet to the point of beginning (iron stake in this line 36.10 feet from the beginning point) and containing 14.645 acres, more or less. The above description and determination of area were taken from the survey and drawing made by John D. Somers, Registered Surveyor, dated August 16, 1976.

DRAWN BY: Nina S. Hunt

CHECKED BY: *[Signature]*

Return to: Division Right of Way Agent
P. O. Box 14996
Greensboro, North Carolina 27415-4996

BOOK 2058 PAGE 588

RIGHT OF WAY AGREEMENT

STATE OF NORTH CAROLINA
COUNTY OF ORANGE
TOWNSHIP OF CEDAR GROVE
TAX and PIN NO: 2.25..24 - 19858-58-5027

PARCEL 6
PROJECT 6.502347
SECONDARY ROAD 1353
COMPTON ROAD

William H. Hoover and wife Brenda O. Hoover
the undersigned owners of that certain property described in Deed Book 58 at Page 5027 in the Register of
Deeds Office of Orange County, and bounded by _____

recognizing the benefits to said property by reason of the construction of the proposed highway development, and in consideration of the construction of said project, hereby grants to the North Carolina Department of Transportation, the right of way as herein described and releases the Department from all claims for damages by reason of said right of way across the lands of the undersigned, and of the past and future use thereof by the Department, its successors and assigns, for all purposes for which the Department is authorized by law to subject such right of way; said right of way being the width indicated and across said property as follows:

60 foot in width measured 30 foot on each side of the centerline of the road, said centerline to be located by the Department and the construction or improvement of said road shall constitute the selection of said centerline; and such additional widths as might be necessary to provide for cut and fill slopes, sedimentation control and drainage of road.

The undersigned grantor further conveys permanent easement area to be used solely for the construction and perpetual maintenance of drainage installations described as follows:

BEGINNING at a point on the Southern right of way line of Secondary Road 1353 being 30 feet Southerly of and normal to Survey Station 82+25, Survey Center Line Secondary Road 1353; thence in an Southerly direction in a straight line to a point being 60 feet Southerly of and normal to Survey Station 82+25, Survey Center Line Secondary Road 1353; thence in a Westerly direction in a straight line to a point being 60 feet Southerly of and normal to Survey Station 80+29.96, Survey Center Line Secondary Road 1353; thence in a Northerly direction in a straight line to a point on the Southern right of way line of Secondary Road 1353 being 30 feet Southerly of and normal to Survey Station 80+29.96, Survey Center Line Secondary Road 1353; thence in an Easterly direction along the Southern right of way line of Secondary Road 1353 at all points 30 feet Southerly of and normal to Survey Center Line Secondary Road 1353 to the point of the BEGINNING.

It is understood and agreed that the 60 foot right of way hereinabove referred to has been staked upon the ground and the centerline of the road is located in the center of the right of way stakes. The undersigned property owners further agree not to erect any structures, including masonry mailboxes, masonry driveway headwalls, any fencing, etc., or engage in cultivation within the right of way granted herein except as approved by the North Carolina Department of Transportation pursuant to G.S. 136-93 and N.C. Admin. Code t.19A, r.02E.0404.

It is further understood and agreed that should circumstances, conditions, or actions by the North Carolina Department of Transportation delay or delete the proposed improvement of said road, that the right of way granted herein shall remain until such time as released by the North Carolina Department of Transportation.

There are no conditions to this agreement not expressed herein. The undersigned hereby covenant and warrant that they are the sole owners of said property; that they solely have the right to grant this right of way, and that they will forever warrant and defend the title to the same against the lawful claims of all person whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands and affixed our seals this the 7th day of

March, 2000
William H. Hoover (SEAL)
William H. Hoover (SEAL)

Brenda O. Hoover (SEAL)
Brenda O. Hoover (SEAL)
(SEAL)
(SEAL)

STATE OF North Carolina, Orange COUNTY

I, Nina S. Hunt a Notary Public of the County and State aforesaid, certify that
William H. Hoover and wife Brenda O. Hoover

GRANTORS, personally appeared before me this day and acknowledged the execution of the foregoing instrument.
Witness my hand and official stamp or seal, this the 7th day of March, 2000

My Commission Expires: 12-5-2000

Notary Public
FILED

NORTH CAROLINA - ORANGE COUNTY

The foregoing certificate(s) of N. S. Hunt

A Notary (or Notaries) Public of the designated Governmental units is (are) certified to be correct. Filed for registration
this the 30th day of Mar., 2000, at 1:25:59 o'clock, PM
in Record Book 2058 Page 588

Return: _____

Joyce H. Pearson, Register of Deeds
By: Joyce H. Pearson
Assistant/Deputy
Register of Deeds

30 MAR 2000, at 01:25:59pm
Book 2058, Page 588 - 588
Joyce H. Pearson
Register of Deeds,
Orange County, N. C.

19911001000117790 DEED
Bk: RB938 Pg: 248
10/1/1991 1/5

FILED
BOOK 938 PAGE 248

OCT 1 4 55 PM '91

BOOK 938 PAGE 248

BETTY JUNE HAYES
REGISTER OF DEEDS
ORANGE COUNTY, N.C.

Excise Tax *None*

Recording Time, Book and Page

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

Mail after recording to EPTING & HACKNEY, P.O. Drawer 1329, Chapel Hill, N.C. 27514

This instrument was prepared by Joe Hackney

Brief description for the Index

NORTH CAROLINA NON-WARRANTY DEED

THIS DEED made this 20 day of August September, 1991, by and between

GRANTOR

GRANTEE

Stephen A. Grubb

Barbara R. Grubb

7000 N.C. 86 N
Hillsborough, N.C. 27278



938 248 1/5

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, Cedar Grove..... Township, Orange..... County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

tr 1 = 9859-60-6709 2.25..26
tr 2 = 9858-69-7703 2.25..27
tr 3 = 9859-61-7969 2.19..21
Ols

This deed is executed and delivered pursuant to the provisions of a Property Settlement Agreement between the party of the first part and the party of the second part, dated July 29, 1991, dividing the marital assets of the parties to this instrument.

Pursuant to the provisions of such agreement, this deed is executed and delivered subject to all encumbrances of record, including the deeds of trust in favor of The Farm Credit Bank of Columbia (recorded in the Orange County Registry of Deeds at Book 337, Page 102, and Book 370, Page 467) which grantee assumes and agrees to pay in full as due, and including the deed of trust in favor of North Central Production Credit Association (recorded in the Orange County Registry of Deeds at Book 377, Page 452), which grantor has agreed to pay in full as due.

Lisa Doberstein-Grubb, wife of grantor, joins in this instrument for the purpose of waiving any right in the subject property accruing to her by reason of her marriage to grantor.

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.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

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)

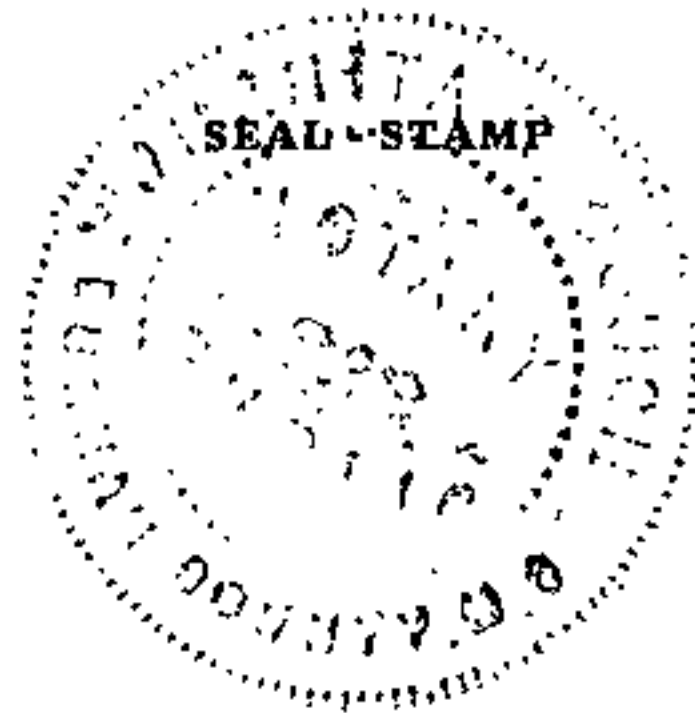
USE BLACK INK ONLY

Stephen A. Grubb (SEAL)
Stephen A. Grubb

Lisa Doberstein-Grubb (SEAL)
Lisa Doberstein-Grubb

----- (SEAL)

----- (SEAL)



USE BLACK INK ONLY NORTH CAROLINA, ORANGE County.
I, a Notary Public of the County and State aforesaid, certify that
Stephen A. Grubb and wife Lisa Doberstein-Grubb Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this 20 day of September 1991.
My commission expires: 11/30/91 *Juanita R. Couch* Notary Public

SEAL - STAMP

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
Juanita R. Couch, a Notary public of Durham County, N.C.

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.

This the 1st day of Oct., 1991 Betty June Hayes, Orange COUNTY
By *Geraldine H. Weathers* Deputy Assistant-Register of Deeds.





Tract 1: All that certain tract of land, containing 60.761 acres, more or less, lying and being in Cedar Grove Township, Orange County, North Carolina and more particularly described as follows:

BEGINNING at a point in the center line of N.C. Highway #86 and a corner with the lands of Custom Interiors, Ltd.; thence with the line of Custom Interiors, Ltd. (iron stake in this line 30.91 feet from the beginning point), North 89° 51' West 1258.03 feet to an iron stake; thence again with the line of Custom Interiors, Ltd., South 62° 21' 50" West 621.66 feet to an iron stake; thence again with the line of Custom Interiors, Ltd., South 78° 08' 20" West 1264.21 feet to an iron stake in the line of A. A. Compton; thence with the line of said Compton, North 04° 12' 40" East 982 feet to an iron stake and corner with B. G. Anderson; thence with the line of said Anderson, North 89° 04' 05" East 1442.07 feet to an iron stake and corner with said Anderson; thence again with the line of said Anderson North 02° 58' 22" East 645.45 feet to an iron stake and corner with J. E. Corbett; thence with the line of said Corbett South 87° 01' 38" East 1052.28 feet to a point in the center line of N.C. Highway #86; thence with the center line of N.C. Highway #86 the following courses and distances: South 30° 03' 13" East 50 feet to a point; thence South 28° 51' 34" East 100 feet to a point; thence South 27° 47' 46" East 100 feet to a point; thence South 27° 23' 37" East 100 feet to a point; thence South 25° 42' 30" East 100 feet to a point; thence South 24° 17' 58" East 100 feet to a point; thence South 22° 58' 55" East 100.17 feet to a point; thence South 21° 24' 32" East 100 feet to a point; thence South 19° 57' 15" East 100 feet to a point; thence South 18° 29' 32" East 100 feet to a point; thence South 17° 19' 06" East 100 feet to a point; and thence South 16° 23' 50" East 92.50 feet to the point of beginning and containing 60.761 acres, more or less, according to the plat prepared by John D. Somers, Registered Surveyor, L-1172, on the 7th day of January, 1977.

There is EXCEPTED from the foregoing description so much of said described lands as lie within the right of way of N.C. Highway #86.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 337, Page 97 Orange County Registry.

Tract 2: BEGINNING at a stake at a point where the southeast corner of the C. R. Byrd property, if extended, intersects the center of N.C. Highway #86; thence with the center of N.C. Highway #86 South 16° 23' 50" East 36.04 feet to a stake; continuing thence with the center of N.C. Highway #86 South 14° 32' 32" East 870.74 feet to a stake in the center of said highway, said stake, also, being at a point where the center of State Road #1353 intersects the center of N.C. Highway #86, if extended; thence with the center of State Road #1353, the following courses and distances: South 63° 03' 37" West 890.12 feet to a stake; South 62° 34' 35" West 407.6 feet to a stake; South 64° 28' 20" West 166.17 feet to a stake; South 68° 12' 56" West 227.34 feet to a stake in the northern line of Claude Pope; thence with Claude Pope's northern line North 85° 42' 07" West 67.96 feet to a stake; continuing thence with Claude Pope's northern line North 85° 42' 07" West 383.77 feet to a stake; thence with Claude Pope's western line South 04° 50' 35" West 91.84 feet to a stake; thence South 04° 50' 35" West 30 feet to a stake in the center of State Road #1353; thence with the center of State Road #1353 the following courses and distances: South 84° 16' 38" West 280.36 feet to a stake; South 81° 50' 38" West 171.48 feet to a stake; South 78° 21' 38" West 304.48 feet to a stake; South 75° 32' 38" West 315.42 feet to a stake; South 68° 42' 39" West 237.99 feet to a stake; South 58° 51' 41" West 159.82 feet to a stake at a point where the center of State Road #1353 intersects the eastern line of the A. A. Compton Heirs; thence with Compton's eastern line North 04° 12' 40" East 1532.7 feet to a stake at a point where Compton's eastern line intersects the southwest corner of C. R. Byrd; thence with C. R. Byrd's southern line North 78° 08' 20" East 1264.21 feet to a stake; continuing thence with Byrd's southern line North 62° 21' 50" East 621.66 feet to a stake; thence with Byrd's southern line South 89° 51' East 1258.03 feet to a stake in the center of N.C. Highway #86, the point or place of beginning, containing 101.267 acres, more or less, as shown on plat of PROPERTY OF CUSTOM INTERIORS, LTD. as per plat and survey thereof by John D. Somers, R.S. and now on file in the office of the Register of Deeds of Orange County in Plat Book 26, Page 95, to which plat reference is hereby made for a more particular description of the same.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 331, Page 620 in the Orange County Registry of Deeds and by instrument recorded in Book 331, Page 621 in the Orange County Registry of Deeds.

Exhibit "A" Page 2 of 3

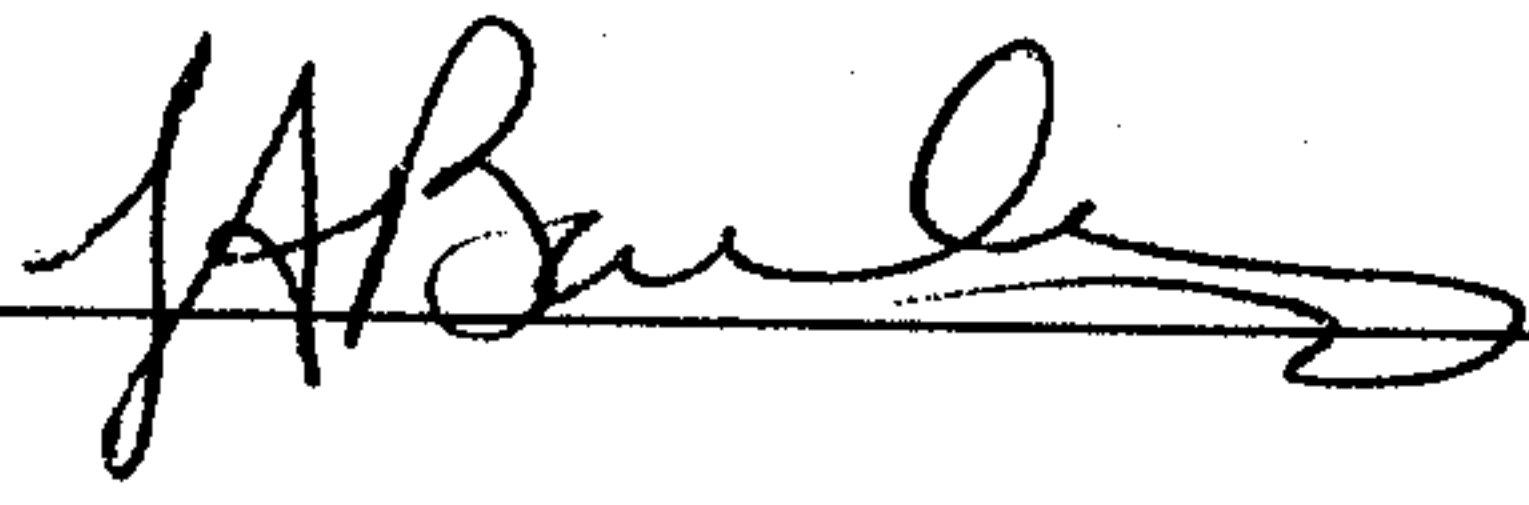


938 251 4/5

The property hereinabove described was acquired by Grantors by instrument recorded in Book 370 Page 466 of the Orange County Registry of Deeds.

14

DRAWN BY Nina S. Hunt

CHECKED BY 

Return to: Division Right of Way Agent
P. O. Box 14996
Greensboro, North Carolina 27415-4996

BOOK **2058** PAGE **589**

RIGHT OF WAY AGREEMENT

STATE OF NORTH Carolina
COUNTY OF ORANGE
TOWNSHIP OF CEDAR GROVE
TAX & PIN NO: 2.25..27 - 9858-69-7703

PARCEL 7
PROJECT 6.502347
SECONDARY ROAD 1353
COMPTON ROAD

Barbara R. Grubb

the undersigned owners of that certain property described in Deed Book 938 at Page 248 in the Register of Deeds Office of Orange County, and bounded by

recognizing the benefits to said property by reason of the construction of the proposed highway development, and in consideration of the construction of said project, hereby grants to the North Carolina Department of Transportation, the right of way as herein described and releases the Department from all claims for damages by reason of said right of way across the lands of the undersigned, and of the past and future use thereof by the Department, its successors and assigns, for all purposes for which the Department is authorized by law to subject such right of way; said right of way being the width indicated and across said property as follows:

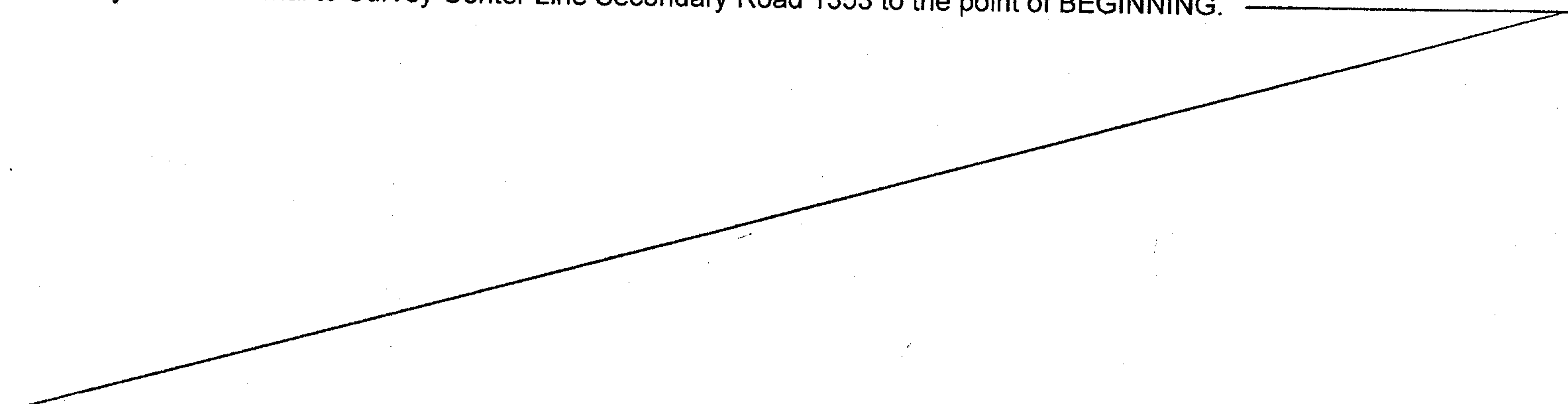
60 feet in width measured 30 feet on each side of the centerline of the road, said centerline to be located by the Department and the construction or improvement of said road shall constitute the selection of said centerline; and such additional widths as might be necessary to provide for cut and fill slopes, sedimentation control and drainage of road.

This agreement also includes additional right of way at intersection located at approximate Survey Station 112+94.40, described as follows: BEGINNING at the intersection of the center line of SR-1353 with the center line of NC HWY 86, measure 150 feet along the center line of NC HWY 86, in a Northwesterly direction, setting Point A. Beginning again at said intersection, measure 150 feet Southwesterly along the center line of SR-1353, setting Point B. The additional right of way comprises the triangle bounded by the two roads and a straight line from A to B.

The undersigned grantor further conveys permanent easement area to be used solely for the construction and perpetual maintenance of drainage installations described as follows:

Tract I:
BEGINNING at a point on the Northern right of way line of Secondary Road 1353 being 30 feet Northerly of and normal to Survey Station 80+29.96, Survey Center Line Secondary Road 1353; thence in an Northerly direction in a straight line to a point being 60 feet Northerly of and normal to Survey Station 80+29.96, Survey Center Line Secondary Road 1353; thence in an Easterly direction in a straight line to a point being 60 feet Northerly of and normal to Survey Station 82+25, Survey Center Line Secondary Road 1353; thence in a Southerly direction in a straight line to a point on the Northern right of way line of Secondary Road 1353 being 30 feet Northerly of and normal to Survey Station 82+25, Survey Center Line Secondary Road 1353; thence in a Westerly direction along the Northern right of way line of Secondary Road 1353 at all points 30 feet Northerly of and normal to Survey Center Line Secondary Road 1353 to the point of BEGINNING.

TRACT II:
BEGINNING at a point on the Northern right of way line of Secondary Road 1353 being 30 feet Northerly of and normal to Survey Station 90+57, Survey Center Line Secondary Road 1353; thence in an Northerly direction in a straight line to a point being 50 feet Northerly of and normal to Survey Station 90+57, Survey Center Line Secondary Road 1353; thence in an Easterly direction in a straight line to a point being 50feet Northerly of and normal to Survey Station 90+77, Survey Center Line Secondary Road 1353; thence in a Southerly direction in a straight line to a point on the Northern right of way line of Secondary Road 1353 being 30 feet Northerly of and normal to Survey Station 90+77, Survey Center Line Secondary Road 1353; thence in a Westerly direction along the Northern right of way line of Secondary Road 1353 at all points 30 feet Northerly of and normal to Survey Center Line Secondary Road 1353 to the point of BEGINNING.



It is understood and agreed that the 60 foot right of way hereinabove referred to has been staked upon the ground and the centerline of the road is located in the center of the right of way stakes. The undersigned property owners further agree not to erect any structures, including masonry mailboxes, masonry driveway headwalls, any fencing, etc., or engage in cultivation within the right of way granted herein except as approved by the North Carolina Department of Transportation pursuant to G.S. 136-93 and N.C. Admin. Code t.19A, r.02E.0404.

It is further understood and agreed that should circumstances, conditions, or actions by the North Carolina Department of Transportation delay or delete the proposed improvement of said road, that the right of way granted herein shall remain until such time as released by the North Carolina Department of Transportation.

There are no conditions to this agreement not expressed herein. The undersigned hereby covenant and warrant that they are the sole owners of said property; that they solely have the right to grant this right of way, and that they will forever warrant and defend the title to the same against the lawful claims of all person whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands and affixed our seals this the 7th day of March, 2000.

Barbara R. Grubb

(SEAL)

Barbara R. Grubb

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF

North CarolinaAlamance

COUNTY

I, N. S. Hunt

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

Barbara R. Grubb

GRANTORS, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the 7th day of March, 2000.My Commission Expires: 12-5-2000N. S. Hunt

Notary Public

NORTH CAROLINA - ORANGE COUNTY

The foregoing certificate ☒ of N. S. Hunt

A Notary (or Notaries) Public of the designated Governmental units is (are) certified to be correct. Filed for registration

this the 30th day of Mar., 2000, at 1:26:00 o'clock, PMin Record Book 2058 Page 589.

Joyce H. Pearson, Register of Deeds

Return: _____

By: Delores B. BrooksAssistant/Deputy
Register of Deeds

FILED

30 MAR 2000, at 01:26:00pm

Book 2058, Page 589 - 590

Joyce H. Pearson

Register of Deeds,

Orange County, N. C.