

Prepared By Roy A. Cooper, Jr
Fields & Cooper, PLLC
Nashville, North Carolina

North Carolina)
Nash County)
General Warranty Deed
(Title Not Examined by Fields & Cooper)

This Deed made this the 8th day of July, 2002, by and between John Wesley Lucas, a free trader by virtue of a Prenuptial Agreement, a Memorandum of which is recorded in Book 1653, Page 224, Nash County Registry (hereinafter referred to as "Grantor") and Melinda Lucas Pressley and husband, Charles Arthur Pressley whose address is 10198 Edwards Road, Castalia, NC 27816 (hereinafter referred to as "Grantee") 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 situate in Castalia Township, Nash County, North Carolina, and more particularly described as follows.

Beginning in the center of the road that leads from Matthews Crossroads to Edwards Crossroads, corner of Lot No 3, thence along line of Lot No 3, N 40° 10' W 413 feet to an iron stake; thence N 26° 45' W. 1945 feet to an iron stake, corner Lot No 3 in J J Rich's line, thence along said Rich's line, S 37° 15' W 822 feet to a lightwood stake, said Rich's corner, thence S 73° W 628 feet to a stake on Peachtree Creek, said Rich's corner, thence down the meanders of said creek to a hornbeam, corner of Lot No 5, thence along line Lot No. 5 N 73° 30' E 992 feet to an iron stake, corner said Lot No 5, thence S 44° 30' E 1139 feet to the center of the aforesaid road, corner Lot No 5, thence along said road N 53° 45' E 100 feet, thence N 47° 45' E 140 feet to the beginning, containing 40 0 acres, more or less Reference is hereby made to Report of Commissioners entitled "Mrs Sula D Turner, Widow of J P Turner, Dec vs J M Turner and Ed Turner et ux et al" duly fled in the office of the Register of Deeds of Nash County and Office of the Clerk of the Superior Court of Nash County Being the identical property described in deed recorded in Book 1014, Page 679, Nash County Registry

Less and Except: That certain 2 0 acre lot described in deeds recorded in Book 1434, Page 278 and Book 1676, Page 435, both of Nash County Registry

Together with a right of ingress, egress and regress over and across a 20-foot wide perpetual right-of-way and easement described as follows: Beginning at the point where the eastern line of John W. Lucas' property intersects the centerline of S R. 1310; thence with the line of William H Moeller's property, N. 38° 41' W 412 30 feet to an iron pipe; thence continuing with the line of William H. Moeller's property, N 23° 34' W 912 83 feet to an iron pipe, the southeastern corner of the 2 acre lot hereinbefore described, thence with the line of said 2 acre lot S. 66° 26' W. 20 feet; thence a line parallel with the eastern boundary of said easement in a northerly direction to the centerline of S R 1310, thence with the centerline of S R 1310 in a northeasterly

direction to the point of beginning and shown as a 20-foot wide access easement on the plat recorded in Plat Book 15, Page 12, Nash County Registry

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 Grantor covenants with Grantee, that Grantor is seized of the premises 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 subject to all restrictions, rights of way, easements and permits of record, if any

In Witness Whereof, the Grantor has hereunto set his hand and seal, the day and year first above written

John Wesley Lucas (SEAL)
John Wesley Lucas

North Carolina

Nash County

I, a Notary Public of the County and State aforesaid, certify that **John Wesley Lucas**, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 8th day of July, 2002

Mary Anne Glessner
Notary Public

My Commission Expires.

June 3, 2006

MARY ANNE GLESSNER
NOTARY PUBLIC
NASH COUNTY, NC

NORTH CAROLINA-NASH COUNTY

The foregoing certificate _____ of _____

Mary Anne Glessner
Notary (s) Public is

(are) certified to be correct. This instrument was presented for registration and recorded in this

office on Book 1875 Page 39 at 10:00

This 9 day of July, 2002 at _____ M

Barbara W. Sasser
Barbara W. Sasser, REGISTER OF DEEDS

Asst. Deputy Register of Deeds

BOOK 1875 PAGE 40