

NASH COUNTY
615

01-11-96



\$96.00

Real Estate
Excise Tax

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 George W. Marshbourne, Rt. 1 Box 190D Castalia N.C. 27816

This instrument was prepared by Davis, Sturges and Tomlinson

Brief description for the Index
[Redacted Box]

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 18 day of December, 1995, by and between

GRANTOR

GRANTEE

HELEN P. MARSHBOURNE
P.O. BOX 27
Spring Hope, North Carolina 27882

GEORGE W. MARSHBOURNE, Jr.
Rt. 1 Box 190 - D
Castalia, North Carolina 27816

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, Mannings Township, Nash County, North Carolina and more particularly described as follows:

Being all of Tract "C" of the J.J. Marshbourne Estate Division containing 157.19 acres, more or less, as shown on that certain plat of William B. McIntyre, Registered Land Surveyor, dated March 17, 1967; Said lands being more accurately described on the attached Exhibit "A".

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EXHIBIT "A" TO DEED FROM HELEN P. MARSHBOURNE TO GEORGE W. MARSHBOURNE, Jr., DATED DECEMBER ,1995.

BEING ALL OF THAT CERTAIN 157.19 acre tract or parcel of land lying in Mannings Township, Nash County, North Carolina, and lying to the North of N.C. State Road 1310, and being more accurately described as follows:

Beginning at an iron in the center line of S.R. 1310 marking the southeastern corner for Tract "B" and the southwestern corner for Tract "C" of the J. J. Marshbourne Estate division; thence from said point of beginning and along the eastern line for Tract B, N 43 deg. 59 min. W 3,005.7 feet to the southern line for Lottie Morgan; thence along the Morgan line, N 48 deg. 40 min. E 2,086.1 feet to an iron on the bank of Big Peachtree Creek; thence down the center of the run of said creek 4,028.62 feet to a point mark by an iron on the western bank in the center of the old road bed; thence along the center of the old road S 41 deg. 00 min. W 522 feet to an iron; thence S 37 deg. 55 min. W 500 feet to an iron in the center of the new road; thence along the center line of S. R. 1310, S 63 deg. 40 min. W 189 feet; thence S 71 deg. 00 min. W 484 feet; thence S 68 deg. 50 min. W 337 feet; thence S 63 deg. 20 min. W 310 feet; thence S 54 deg. 20 min. W 245 feet to the point and place of beginning and containing 157.19 acres more or less according to a plat of the J. J. Marshbourne Estate division prepared by Willlliam B. McIntyre, Registered Land Surveyor, dated March 17, 1967 and being Tract "C" thereon.

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The property hereinabove described was acquired by Grantor by instrument recorded in ...
Will of George Marshbourne

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:

This property is conveyed subject to the condition that George W. Marshbourne, Jr. may not convey this property, or any part thereof, to any third party who is not a Marshbourne by blood within his life time; however he may convey it to his children or to any other Marshbourne.

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.

By: _____
(Corporate Name)

By: _____
President

ATTEST: _____
Secretary (Corporate Seal)

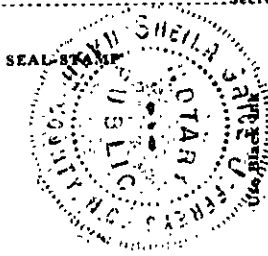
USE BLACK INK ONLY

Helen P. Marshbourne (SEAL)
HELEN P. MARSHBOURNE

(SEAL)

(SEAL)

(SEAL)



NORTH CAROLINA, Nash County.

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

Helen P. Marshbourne Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my

hand and official stamp or seal, this 18th day of December 1995

My commission expires: 2-18-97 *Sheila Marie Joffe* 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

NORTH CAROLINA-NASH COUNTY

The foregoing certificate _____ of _____

Sheila Marie Joffe Notary Public is

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

Book 1510, Page 243

This 4 day of Jan. 1996 at 12:10 o'clock P.M.

BARBARA W. SASSER, REGISTER OF DEEDS

BY *Barbara W. Sasser* Ass. Register of Deeds

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96.00 Rev
12.00
108.00

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