DEED BOOK

PROJECT NUMBER: 17BP.12.R.104

TIP NUMBER: 220034

COUNTY: Cleveland

ROUTE: SR 2033 (Oak Grove Road)

Bridge No. 34 on SR 2033 over Muddy Fork in Cleveland County

January 2017

Deed Book Index

TIP No: 220034 **Project No: 17BP.12.R.104** **County(s): CLEVELAND**

Project Description: **Replace Bridge No. 34 on SR 2033 (Oak Grove Road) over Muddy Fork**

Property Owners	Deed Book / Page Num	Page Num
Adelaide A. Craver & Joseph Newton Craver II	1123 / 536	3
Adelaide A. Craver & Joseph Newton Craver II	1262 / 980	8

DRAWN BY and RECORDING FEE $ 6.00 CHECK #
Mail To: Richard D. Craver, P.O. Box 877, Shelby, North Carolina 28151-0877
BOOK 1123 PAGE 0536

WARRANTY DEED--Form WD-601 Printed and for sale by James Williams & Co., Inc., Yadkinville, N. C.

STATE OF NORTH CAROLINA, CLEVELAND County.

6088

THIS DEED, Made this 31st day of December, 19 92, by and between MARY ADELAIDE AUSTELL CRAVER of County and state of North Carolina, hereinafter called Grantor, and RICHARDD. CRAVER as custodian for JOSEPH NEWTON CRAVER, II, under the North Carolina uniform transfers to Minors Act of County and State of North Carolina, hereinafter called Grantee, whose permanent mailing address is 522 West Marion Street, Shelby, North Carolina 28150

WITNESSETH: That the Grantor, for and in consideration of the sum of One dollar, love and affection Dollars and other good and valuable considerations to him in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell, convey and confirm unto the Grantee, his heirs and/or successors and assigns, premises in Number 4,5,6,&7 Township, Cleveland County, North Carolina, described as follows:

A one half undivided interst in the real property described within EXHIBIT A attached hereto which is hereby incorporated by this reference as if it were completely republished in this space.

FILED
1992 DEC 31 PM 3:53
CLEV. CO., N.C.

The above land was conveyed to Grantor by _____. See Book No. _____. Page _____.

TO HAVE AND TO HOLD The above described premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto the Grantee, his heirs and/or successors and assigns forever.

And the Grantor covenants that he is seized of said premises in fee, and has the right to convey the same in fee simple; that said premises are free from encumbrances (with the exceptions above stated, if any); and that he will warrant and defend the said title to the same against the lawful claims of all persons whomsoever.

When reference is made to the Grantor or Grantee, the singular shall include the plural and the masculine shall include the feminine or the neuter.

IN WITNESS WHEREOF, The Grantor has hereunto set his hand and seal, the day and year first above written.

_____ (SEAL)

_____ (SEAL)

Mary Adelaide Austell Craver (SEAL)
MARY ADELAIDE AUSTELL CRAVER (SEAL)

STATE OF NORTH CAROLINA CLEVELAND COUNTY.

I, ~~Patricia M. Eowen~~ Betty M Walker a Notary Public of said County, do hereby certify that MARY ADELAIDE AUSTELL CRAVER

Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed.

Witness my hand and notarial seal, this the 31st day of December, 19 92.

My Commission Expires: ~~11-04-97~~ ~~My Commission Expires September 29, 1996~~ Betty M Walker, N. P. [SEAL]

STATE OF NORTH CAROLINA _____ COUNTY.

I, _____, a Notary Public of said County, do hereby certify that _____

Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed.

Witness my hand and notarial seal, this the _____ day of _____, 19____.

My Commission Expires: _____, N. P. [SEAL]

STATE OF NORTH CAROLINA Cleveland COUNTY.

The foregoing certificate(s) of Betty M Walker a N.P. aforesaid is (are) certified to be correct. This instrument was presented for registration this 31 day of Dec, 1992 at 3:53 ~~A~~ M., P. M., and duly recorded in the office of the Register of Deeds of Cleveland County, North Carolina, in Book 1123 Page 536

This the 31 day of Dec A. D., 1992

Doris B. Borders
Register of Deeds

By Sharon Weeks
Assistant, Deputy Register of Deeds

This Deed drawn by _____

EXHIBIT A

Tract #2 - (Townships #6 and #7):

Beginning at a point being in the center of Road #1153 at the southwestern corner of the Beaver Dam Baptist Church property and from thence running easterly along the southern line of the Beaver Dam Baptist Church property to a point being the northwestern corner of the Erastus F. Greene property joining the Beaver Dam Baptist Church property; and from thence running southerly along the western line of the Erastus F. Greene property for approximately 250 feet to the point of its juncture with the L. Ralph Greene, Sr.'s property's western line; and thence running southernly with the western property line of the L. Ralph Greene, Sr. property line to its end; and thence running southeasterly along the southeastern line of the L. Ralph Greene, Sr. property to its end where the said southeastern line joins the corner of the property of O.T. Humphries; and thence running southeasterly along the southwestern line of the O.T. Humphries property a point in the center of the bed of the Little Beaver Dam Creek; and thence running southwesterly with Little Beaver Dam Creek to a point being the northeastern corner of the property of the Cleveland County Board of Education; and thence running along the northeastern boundary line of the property of the Cleveland County Board of Education northwesternly to a point in the center of Road #1153, being the Board of Education's property's northwestern corner; and from thence running along the center of the Road #1153 along the western boundary line of said Board of Education's property in a southernly direction to the point of the road's juncture with the center of the bed of Beaver Dam Creek adjoining the boundary line of the property of Selma C. Hamrick; and from thence running with the center of the bed of Beaver Dam Creek northwesternly along the northeastern boundary line of the said Hamrick's property to a point in the center of the creek bed being the northernmost corner of the said Hamrick property; and from thence running in a southwesterly direction with the northern boundary line of the Selma C. Hamrick property, crossing Road #1152 and ending at a point being the common juncture of the Selma C. Hamrick property and the Ollie L. Webb Rogers property, and thence running northwesterly along the northeastern boundary line of the Ollie L. Webb Rogers property, recrossing Road #1152 to the point where the said Rogers boundary line joins a southern boundary line of the Jack H. Bell property; and from thence running northeasterly along the southern boundary line of the Jack H. Bell property to the point where the said Bell boundary line and a southern boundary line of the Forest Ridge Subdivision (Crosby - Lackey Development Co.) join; and from thence running easterly with the said southern boundary line of Forest Ridge Subdivision to its end; and thence running northerly with the eastern boundary line of the Forest Ridge Subdivision to a point in the center of the roadbed of Highway #74 at the scutheastern corner of the Calvin L.Bridges property; and thence running across Highway #74 with the Calvin L. Bridges eastern boundary line northwesterly to the point the said Bridges line joins a southern boundary line of the Joe Edwards property; from thence running with the said boundary line of the Joe Edwards property northeasterly to a point in the center of Beaver Dam Creek where the Joe Edwards property line ends at the southwestern corner of the Fred F. Callahan property; and thence with the southern line of the Fred F. Callahan property northeasterly crossing Road #1316 to the said southern boundary line's end; and from thence running along the eastern line of the Fred F. Callahan property northernly to its juncture with the southwestern corner boundary lines of the H.V. Bowen property; and from thence running along the southern boundary line of the H.V. Bowen property northeasterly to its juncture with the western boundary line of the property of the Floyd P. Brown heirs; and from thence running along the western boundary line of the Floyd P. Brown heirs' property southernly to a point in the center of Road #1316 adjoining the northwestern boundary line of the E.P. Heasley (widow) property; and from thence running with the said E.P. Heasley line southwesterly to its end being the point of the juncture of the J.G. Greene property along the roadway of Road # 1316; from thence running with the J.G. Greene boundary line along the roadway southwesterly to the said line's end along the said roadway; from thence running along the western boundary line of the J.G. Greene property southernly to the said line's end, being a point at the juncture of the boundary line of the northwestern corner of the D.R. Cochran property; and from thence with the western boundary line of the D.R. Cochran property southernly to the said line's end, being a point in the center of the roadbed of Highway #74 at the juncture of the boundary lines of the northwestern corner of the J.C. Putnam property; and from thence running in succession individually with the western, southern, and eastern boundary lines of the J.C. Putnam property (fronted by Highway #74 on the north) to a point in center of Highway #74 at the juncture of the boundary lines of the north-

eastern corner of the J.C. Putnam property; and from thence running along the center line of the roadbed of Highway #74 easterly to a point at the intersection of the center lines of the roadbeds of Highway #74 and Road #1153; and from thence running along the center line of Road #1153 southernly along the western boundary line of the Beaver Dam Baptist Church property to the point of the beginning; said parcel containing approximately six hundred eighty-eight (688) acres; more or less,

Excepting however and excluding from the hereinbefore described Tract #1 all that certain 4.37 acres thereof heretofore conveyed by the Grantor to Duke Power Company by her deed dated August 17, 1984, and that certain 1.09 acres thereof heretofore conveyed by the Grantor to Bobby H. Groton by her deed dated August 17, 1984, which said deeds are recorded within the Cleveland County, North Carolina Public Registry.

Reference is hereby made to the following deeds for a more complete description of the proprty hereby conveyed, said deeds being recorded in the office of the Register of Deeds, Cleveland County, North Carolina:

(Book/Page) NN/384, SS/449, PP/193, Y/206, BB/234, RRR/331, QQQ/330, VV/158, TT/176, 5Z/137, 4G/405, 4I/175 5D/1, 3Y/391, BBB/415, [illegible] 16-P/826

Reference is hereby made to the following estates for more complete information concerning the chain of title of the property hereby conveyed:

Estate of Mary Adelaide Roberts Austell
Estate of Frances Eskridge Roberts;
Estate of Forrest Eskridge;
Estate of Charles C. Blanton;
Estate of Mary J. B. Eskridge.

Tract #2 - (Townships #4, #5, and #6):

Beginning at a point formed by the boundary lines of the southwestern corner of the Rachel L. Weaver property at its juncture with the northern boundary line of the property of Sam Beard; and from thence running across and beyond Road #2033 along the successive western boundary lines of the individual, contiguous properties of Rachel L. Weaver, Rufus H. White, Alvin Wray Causby, and Nellie Causby (widow) northwesterly to the juncture of the southern boundary line of the Hamrick Development Company property; and from thence running southwesterly along the said Company's southern boundary line to the southwestern corner of the Hamrick Development Company property; and from thence running along the western boundary line of the said Company's property northwesterly to a point being approximately 100 feet from the center of the roadbed of Road #2044; and from thence running across and beyond Road #2044 northeasternly and then arching northernly to run to a point in the eastern boundary line of the property of Charles Camp; and from thence running southwesterly along the successive southeastern boundary lines of the individual, contiguous properties owned individually by Charles Camp, New Camp Baptist Church, and the City of Kings Mountain (John Moss Lake Project); and thence with the southeastern-southern boundary lines of the City of Kings Mountain (John Moss Lake Project) southernly to a point in the center line of the roadbed of Road #2033; and from thence running along the center line of Road #2033 westerly to a point in the center of the bed of Buffalo Creek, and from thence following the center line of the Buffalo Creek as the creek meanders southward along the eastern boundary lines of the contiguous properties of Cash, Craver, Rippy, Johnson, Lineberger/Hamrick, and Injejikian lying to the west to a point in the centerline of Buffalo Creek marking the juncture of the northern boundary line of the property of Robert E. Lee and wife, Geraldine, with the eastern boundary line of the property of J. A. Injejikian at the southwestern corner of the Grantor's property, and thence running eastward along the northern boundary of Lee's property to its juncture with the western boundary line of the contiguous property of H.H. Herndon and running from thence northerly along the western boundary line of the Herndon property to a point in the center of the bed of Potts Creek, and from thence running northwesterly along the center line of the bed of Potts Creek with the southwestern boundary line of the Isabelle B. Hamrick property to the center of the bed of Muddy Fork Creek, being the point of the westernmost corner of the said Hamrick property; and from thence running northerly along the successive western boundary lines of the individual contiguous properties of Isabelle B. Hamrick and B.F. Darnell to the end of the Darnell line at the extreme northwestern corner of the B.F. Darnell property, and from thence running easterly along the successive northern boundary lines of the individial contiguous properties of B.F. Darnell and Sam Beard to the point of the beginning; said parcel containing approximately seven hundred eighty-four (884) acres, more or less,

Excepting however and excluding from the hereinbefore described Tract #2 the following four parcels:

FIRST PARCEL: Lot No. 3 of the W. J. Roberts land, in No. 5 Township, Cleveland County, North Carolina, and

BEGINNING as a twin ironwood on the east bank of Buffalo, running East 112.7 poles to a pine; thence North 22-1/2 poles to a stone and pointers at the west edge of the road; thence along the meanders of the road as follows: North 34-1/2 East 13.8 poles to a post oak; thence North 31-1/2 East 16.3 poles to a cherry; thence North 67 East 30 poles to a pine; thence North 61-1/4 East 17 poles to a stone; thence North 36 East 26.2 poles to a pine; thence North 4 East 19.9 poles to a stake in the road, corner of George Roberts' tract; thence with his line North 49 West 97.3 poles to a sycamore on the east bank of Buffalo; thence down the meanders of Buffalo 244 poles to the BEGINNING, containing 82 acres, more or less.

SECOND PARCEL: Lot No. 6 of the W. J. Roberts land, in No. 5 Township, Cleveland County, North Carolina, and

BEGINNING at a stake and pointers in the Ridge Road, Charlie Harmon's corner, and runs with his line South 30 East 121-1/2 poles to a stake on the west bank of Muddy Ford; thence down the meanders of Muddy fork 220 poles to a stone and pointers below the bridge, corner of Tract No. 2; thence West 35.3 poles to a pine in line of Tract No. 2 and corner of Tract No. 3; thence North 22-1/2 poles to a stone and pointers at the West side of the Ridge Road; thence with the members of said Ridge Road 123 poles to George Roberts' stake corner; thence with his and with the meanders of the same Ridge Road 89-1/2 poles to the BEGINNING, containing 82 acres, more or less.

Note: Portions of the aforesaid First Parcel and Second Parcel have been conveyed to the City of Kings Mountain and Hamrick Development Company by deeds recorded in Book 12-W at page 244 and Book 14-F at page 183 of the Cleveland County, North Carolina Public Registry resulting in a combined total of approximately 88.194 acres, more or less, now owned by the Grantor which is assigned and identifiable by parcel code #3137-1-8U in the Office of the Cleveland County Tax Collector.

THIRD PARCEL: BEGINNING at a stone and pointers on the east bank of Buffalo 56-1/2 poles down the creek from the dower corner, running East 187 poles to a stone and pointers, thence S 10 poles to a stake on the west bank of Muddy Fork, down the meanders of Muddy Fork 33 poles to a stake in the old line, then with the old line S 75 W 22 poles to a stake 8-1/2 feet north of a hickory, thence S 4 W 40-1/2 poles to a stone and pointers, then along Rhyne's land S 81-1/4 W 107 poles to a stake in the old line 11.2 poles beyond his maple corner, then with Hudson Hamrick's N 62-1/2 W 73 poles to a stake on the west bank of Buffalo, then up the meanders of Buffalo 109 poles to the BEGINNING, containing 110.7 acres, more or less, being the same property described as "Lot No. 1 of the W. J. Roberts land" within that certain deed recorded in Book BBB at page 371 et seq. in the office of the Register of Deeds of Cleveland County, North Carolina.

FOURTH PARCEL: BEGINNING at a twin ironwood on the east bank of Buffalo, running East 148 poles to a stake and pointers on the west bank of Muddy Fork, then down the meanders of Muddy Fork 179 poles to a stake and pointers on the west bank, then N 10 poles to a stake and pointers, thence West 187 poles to a stone and pointers on the east bank of Buffalo, then up the meanders of Buffalo 96 poles to the BEGINNING, containing 113 acres, more or less, being the same property described as "Lot No. 2 of the W. J. Roberts land" within that certain deed recorded in Book BBB at page 371 et seq. in the office of the Register of Deeds of Cleveland County, North Carolina.

The two aforesaid THIRD and FOURTH PARCELS being contiguous and combined for identification as parcel code #3136-1-51 by the Cleveland County, North Carolina Tax Assessor.

Reference in hereby made to the following deeds for a more complete description of the property hereby conveyed, said deeds being recorded in the office of the Register of Deeds, Cleveland County, North Carolina:

(Book/Page) BBB/371, 3Q/316, 3Y/391, 6F/639, 5Z/137, 10U/32, 12K/193, 9K/46, 3Z/283, 5F/619, 4G/405 16-P/826

Reference is hereby made to the following estates for more complete information concerning the chain of title of the property hereby conveyed:

Estate of Mary Adelaide Roberts Austell
Estate of Frances Eskridge Roberts;
Estate of Forrest Eskridge;
Estate of Charles C. Blanton.

The real property being conveyed by this deed is identifiable by the following parcel codes assigned by the office of the Cleveland County Tax Collector:

4-8-1-1U
4-8-1-2U
3136-1-1U
3136-1-42U
6-101-1-6U
6-101-1-13U
6-101-1-14U
6-101-1-15U
6-101-1-16U
6-101-1-17U
6-101-1-18U
6-101-1-19U
6-101-1-20U
6-101-1-21U
6-101-1-22U
3295-1-68U

BK1262PG0980

Drawn by and Mail To: Richard D. Craver, P. O. Box 877, Shelby, N.C. 28151 RECORDING FEES $ 10.00 REVENUES -0-

WARRANTY DEED-Form WD 601 Printed and for sale by James Williams & Co., Inc., Yadkinville, N. C.

STATE OF NORTH CAROLINA, Cleveland County.

THIS DEED, Made this 14th day of December 19 99 by and between Richard D. Craver as Custodian for Joseph Newton Craver, II under the North Carolina Uniform Transfers to Minors Act of Cleveland County and state of North Carolina, hereinafter called Grantor, and Joseph Newton Craver, II of Cleveland County and State of North Carolina, hereinafter called Grantee, whose permanent mailing address is 522 West Marion St., Shelby, N.C. 28150

WITNESSETH: That the Grantor, for and in consideration of the sum of One Dollar ---------- XXXX Dollars and other good and valuable considerations to him in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell, convey and confirm unto the Grantee, his heirs and/or successors and assigns, premises in Township, Cleveland County, North Carolina, described as follows:

1964

Being all those real property interests conveyed by the deeds recorded in the Cleveland County, North Carolina as follows:

Book	Page
1080	1443
1080	1613
1094	1493
1094	1494
1107	1665
1123	0536
1123	1612
1160	0007
1172	0299
1172	0690

CLEV. CO., NC FILED
99 DEC 14 AM 11:37
BONNIE E. REECE REGISTER OF DEEDS

Unofficial Copy

The above land was conveyed to Grantor by ---------- See Book No. ---------- Page ----------.

TO HAVE AND TO HOLD The above described premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto the Grantee, his heirs and/or successors and assigns forever.

And the Grantor covenants that he is seized of said premises in fee, and has the right to convey the same in fee simple; that said premises are free from encumbrances (with the exceptions above stated, if any); and that he will warrant and defend the said title to the same against the lawful claims of all persons whomsoever.

When reference is made to the Grantor or Grantee, the singular shall include the plural and the masculine shall include the feminine or the neuter.

IN WITNESS WHEREOF, The Grantor has hereunto set his hand and seal, the day and year first above written.

---------- (SEAL)

---------- (SEAL)

Richard D. Craver, Custodian (SEAL)

Richard D. Craver, Custodian for Joseph Newton Craver, II under the North Carolina Uniform Transfers to Minors Act (SEAL)

STATE OF NORTH CAROLINA Cleveland COUNTY

I, Donna McCoy, a Notary Public of said County, do hereby certify that Richard D. Craver Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed.

Witness my hand and notarial seal, this the 14th day of December 19 99.

My Commission Expires: 2-5-2001

DONNA McCOY NOTARY PUBLIC CLEVELAND COUNTY, NC

Donna McCoy N.P. [SEAL]

STATE OF NORTH CAROLINA ---------- COUNTY.

I, ----------, a Notary Public of said County, do hereby certify that ---------- Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed.

Witness my hand and notarial seal, this the ---------- day of ---------- , 19---.

My Commission Expires. ---------- , N. P. [SEAL]

STATE OF NORTH CAROLINA, Cleveland COUNTY.

The foregoing certificate(s) of Donna McCoy, a N.P. is (are) certified to be correct. This instrument was presented for registration this 14 day of Dec. 19 99, at 11:37 A. M., P. M. and duly recorded in the office of the Register of Deeds of Cleveland County, North Carolina, in Book 1262, Page 980

This the 14 day of Dec., A. D., 19 99.

Bonnie E. Reece Register of Deeds

By Sharon Willis Assistant, Deputy Register of Deeds

This Deed drawn by ----------