DEED & PLAT BOOK

PROJECT NUMBER: 17BP.12.R.104

TIP NUMBER: 540140

COUNTY: Lincoln

ROUTE: SR 1194 (Howards Creek Mill Road)

Bridge No. 140 on SR 1194 (Howards Creek Mill Road) over Howards Creek in Lincoln County

January 2017

Deed Book Index

TIP No: 540140 **Project No: 17BP.12.R.104** **County(s): LINCOLN**

Project Description: **Replace Bridge # 140 on SR 1194 (Howards Creek Mill Road) over Howards Creek**

Property Owners	Deed Book / Page Num	Page Num
Mr. David M. Dull	2586 / 894	4
Mr. and Mrs. Michael F. Keener	512 / 475	7
Mr. and Mrs. David E. Mosteller	2334 / 489	8
Mr. and Mrs. Robert P. Mosteller	2334 / 495	11
Mr. and Mrs. Joe David Scronce, Jr.	973 / 685	13

Plat Book Index

TIP No: 540140 **Project No: 17BP.12.R.104** **County(s): LINCOLN**

Project Description: **Replace Bridge # 140 on SR 1194 (Howards Creek Mill Road) over Howards Creek**

Property Owners	Plat Book / Page Num	Page Num
Mr. and Mrs. David Mosteller	15 / 441	16
Mr. and Mrs. Robert Mosteller	15 / 441	16

BK 2586 PG 894 - 896 (3)

This document presented and filed:
05/10/2016 12:21:44 PM
DEED
Fee $26 00 Transfer Tax $154.00

547034

Lincoln County North Carolina
Danny R. Hester, Register of Deeds

26.00 (3)

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $ 154.00

Parcel Identifier No. 00333 Verified by _____ County on the ____ day of _____, 20__
By: _____

✓Mail/Box to: Grantee at address below

This instrument was prepared by: Bailey & Carlino, PLLC, 6743 Fairview Road, Ste. A, Charlotte, NC 28210

Brief description for the Index: Title Ins: Morehead Title

THIS DEED made this 10th day of May, 2016, by and between

GRANTOR	GRANTEE
James Erik Distasio, unmarried 2569 Swanson Road Crouse, NC 28033	David M. Dull, unmarried 7215 Lakeside Drive Charlotte, NC 28215

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of Crouse, _____ Township, Lincoln County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2160 page 497.
All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book _____ page _____.

NC Bar Association Form No. 3 © 1976, Revised © 1977, 2002, 2013
Printed by Agreement with the NC Bar Association – 1981

This standard form has been approved by
North Carolina Bar Association – NC Bar Form No. 3

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, other than the following exceptions:

All matters of public record including the ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

_____ James Erik Distasio (SEAL)
(Entity Name) Print/Type Name: James Erik Distasio

By:_____ _____ (SEAL)
Print/Type Name & Title:_____ Print/Type Name:_____

By:_____ _____ (SEAL)
Print/Type Name & Title:_____ Print/Type Name:_____

By:_____ _____ (SEAL)
Print/Type Name & Title:_____ Print/Type Name:_____

State of North Carolina - County or City of Mecklenburg

I, the undersigned Notary Public of the County or City of Necklenburg and State aforesaid, certify that James Erik Distasio, unmarried personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 10th day of May, 20 16.

My Commission Expires: December 9, 2017
(Affix Seal)

Peter N. Carlino Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20___.

My Commission Expires: _____
(Affix Seal)

_____ Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that _he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, __he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20___.

My Commission Expires: _____
(Affix Seal)

_____ Notary Public
Notary's Printed or Typed Name

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Printed by Agreement with the NC Bar Association – 1981

This standard form has been approved by:
North Carolina Bar Association – NC Bar Form No. 3

Exhibit "A"

BEGINNING at a point in the center of State Road No. 1194, where the center of said road intersects the line of Mosteller and runs with said beginning point to the center of said road South 67 deg. 07 min. West, crossing a bridge, 280.79 feet to a point in the center of State Road No. 1194; thence South 47 deg. East 43.56 feet to a point; thence South 47 deg. West 206.25 feet to a point; thence North 34 deg. 15 min. West, crossing the road, 181.50 feet to an iron; thence North 34 deg. 58 min. East 288 feet to a point on the West side of a Hickory tree; thence North 87 deg. 47 min. East 221.05 feet to a point on the west side of the creek; thence South 30 deg. 30 min. East crossing a creek 45 feet to a point on the east side of the creek; thence continuing South 30 deg. 30 min. East 47 feet to a stake; thence continuing South 30 deg. 30 min. East 116.14 feet to the point of BEGINNING, containing 2.30 Acres, upon which is located a mill.

Also conveyed herein is all right, title, and interest, together with all water rights, easements, flooding rights and flooding easements, and other riparian rights which Grantor owns, in that certain property more particularly described by metes and bounds as follows:

Being all that certain parcel of land lying 22.5 feet in each direction from the following centerline of the creek: Beginning at a point where the center of the creek intersects the eastern line of the above-described tract, and runs from said Beginning point with the center of the creek, six (6) courses and distances as follows: North 30 deg. 400 feet to a point in the center of the creek; North 110 feet to a point in the center of the creek; North 10 deg. West 140 feet to a point in the center of the creek; North 35 deg. West 275 feet to a point in the center of the creek; North 55 deg. West 200 feet to a point in the center of the creek; and North 70 deg. West 270 feet to another point in the center of the creek, containing approximately 1.2 Acres.

Mail To:

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

STATE OF NORTH CAROLINA, LINCOLN County.

THIS DEED, Made this 30th day of December, 1974, by and between CLYDE AUSTIN HOOVER and wife, DOROTHY G. HOOVER of Wake County and state of North Carolina, hereinafter called Grantor, and MICHAEL F. KEENER of Lincoln County and State of North Carolina, hereinafter called Grantee.

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and no/100-----($10.00)--------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 Howards Creek Township, Lincoln County, North Carolina, described as follows:

BEGINNING at an iron pin in the southernmost corner of Mosteller property, said BEGINNING point being located North 50 deg. 00 min. West 181.50 feet from a stone, running thence from said BEGINNING point with Mosteller property, North 44 deg. 29 min. East 1,605.64 feet, crossing State Road No. 1194 and passing an iron pin on the south bank of the creek, to a point in the center of Howards Creek; running thence with the center of Howards Creek five lines as follows: South 61 deg. 27 min. East 180 feet; South 56 deg. 00 min. East 360 feet; North 53 deg. 55 min. East 170 feet; North 81 deg. 30 min. East 290 feet and North 85 deg. 18 min. East 204.09 feet to a point in the center of said creek; running thence leaving the creek three lines with Ken McCurry property as follows: South 07 deg. 49 min. West 591.90 feet, passing an iron pin on the south bank of the creek, to an iron pin; South 27 deg. 35 min. East 544.50 feet to an iron pin; and South 14 deg. 20 min. East 247.50 feet to an iron pin in the eastern line of Mosteller property; running thence with Mosteller property two lines as follows: North 66 deg. 24 min. West 1,610.48 feet to an iron pin and South 14 deg. 54 min. West 532.48 feet to an iron pin; running thence North 86 deg. 21 min. West 691.81 feet, crossing State Road No. 1194, to a stone; running thence North 50 deg. 00 min. West 181.50 feet to an iron pin, the point of BEGINNING, containing 39.93 ACRES, in accordance with a plat prepared by Ronnie Dedmon, Registered Surveyor, dated December 24, 1974.

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) Clyde Austin Hoover (SEAL)

_____ (SEAL) Dorothy G. Hoover (SEAL)

STATE OF NORTH CAROLINA Lincoln COUNTY.

I, Pamela R. Sain, a Notary Public of said County, do hereby certify that Clyde Austin Hoover and wife, Dorothy G. Hoover Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed.

Witness my hand and notarial seal, this the 3rd day of January, 1975.

My Commission Expires: July 11, 1979 Pamela R. Sain, N. P. [SEAL]

STATE OF NORTH CAROLINA REAL ESTATE EXCISE TAX $20.00

STATE OF NORTH CAROLINA REAL ESTATE EXCISE TAX $3.00

STATE OF NORTH CAROLINA REAL ESTATE EXCISE TAX $3.00

STATE OF NORTH CAROLINA REAL ESTATE EXCISE TAX $1.00

STATE OF NORTH CAROLINA, LINCOLN COUNTY.

The foregoing certificate(s) of Pamela R. Sain, Notary Public of Lincoln County, N.C. is (XXX) certified to be correct. This instrument was presented for registration this 3rd day of January, 19 75 at 2:49 X. M., P. M., and duly recorded in the office of the Register of Deeds of LINCOLN County, North Carolina, in Book _____, Page _____.

This the 3rd day of January, A. D., 19 75.

Elizabeth S. Carpenter
Register of Deeds By _____ Assistant, Deputy Register of Deeds

This Deed drawn by WILSON & LAFFERTY, P. A., Lincolnton, N. C.

BK 512 PG 475

Filed
Date: August 13, 2012 Pgs: 3
Time: 9:09 AM Recording Fees
Book: 2334 $26.00
Page: 489
Danny R. Hester
Register of Deeds
Lincoln County, NC
2334 0489 201208602 DEED

NORTH CAROLINA GENERAL WARRANTY DEED

$600 (3)
Excise Tax:
Parcel Identifier No. Verified by _____ County on the day of _____, 2012.
By:
✓ Mail after recording to : Grantee
(ENV) This instrument was prepared by: Pendleton, Pendleton, & Deaton, P.A. - PO Box 159, Lincolnton, NC 28093-0159 (DMP) (esh)
Brief description for the Index:

THIS DEED made **this** 6th **day of** August, **2012**, by and between

GRANTOR	GRANTEE
ESTATE OF ELIZABETH K. MOSTELLER **By: ROBERT PAUL MOSTELLER, CO-EXECUTOR** **By: DAVID ELIAS MOSTELLER, CO-EXECUTOR** **DAVID ELIAS MOSTELLER** **ALICE LAVADA MOSTELLER, Sole** **ANN MOSTELLER SUMNER, and Husband, JIM L. SUMNER** **HELEN MOSTELLER RUTLEDGE, and Husband, EDGAR LEWIS RUTLEDGE** **ROBERT PAUL MOSTELLER and Wife, SARAH ELIZABETH GIBSON**	**DAVID ELIAS MOSTELLER and Wife, MARIANNE BORCHERT MOSTELLER** **343 Glen Erica Street** **Shreveport, LA 71106**

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 Grantors, for a valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantees in fee simple, all that certain lot or parcel of land situated in the City of _____, Howards Creek Township, LINCOLN County, North Carolina and more particularly described as follows:

BEING all and the full contents of LOT 4 as shown on a map entitled "MINOR SUBDIVISION OF ELIZABETH K. MOSTELLER ESTATE" prepared by Forest E. Ross, Jr., dated 29th of June 2012 and recorded in Plat Book15 at Page 441 in the office of the Register of Deeds of Lincoln County and by reference thereto a complete description by metes and bounds is incorporated herein.

For Title Reference see the Last Will of Elizabeth K. Mosteller duly probated in File 0E at Page 401 in the office of the Clerk of Superior Court for Lincoln County.

N. C. Bar Assoc. Form No. 3 © 1977
Printed by Agreement with the N.C. Bar Assoc.
#003

THE GRANTORS EXECUTE THIS DEED FOR THE PURPOSE OF CONVYING ALL OF THEIR UNDIVIDED INTEREST TO THE GRANTEES.

☐ **If box to left of this sentence is checked, the above referenced real property is or includes the primary residence of a Grantor herein.**

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

And the Grantors covenant with the Grantees, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors 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:

All valid and enforceable easements, restrictions, reservations, rights of way and other conditions which may appear in the record chain of title.

IN WITNESS WHEREOF, the Grantors have duly executed the foregoing as of the day and year first above written.

David Elias Mostelle (SEAL)
DAVID ELIAS MOSTELLER

Ann Mosteller Sumner (SEAL)
ANN MOSTELLER SUMNER

Jim L. Sumner (SEAL)
JIM L. SUMNER

Robert Paul Mostelle Co-Executor (SEAL)
ROBERT PAUL MOSTELLER, Co-Executor

David Elias Mostelle (SEAL)
DAVID ELIAS MOSTELLER, Co-Executor

Alice Lavada Mostelle (SEAL)
ALICE LAVADA MOSTELLER

Helen Mosteller Rutledge (SEAL)
HELEN MOSTELLER RUTLEDGE

Edgar Lewis Rutledge (SEAL)
EDGAR LEWIS RUTLEDGE

Robert Paul Mostelle (SEAL)
ROBERT PAUL MOSTELLER

Sarah Elizabeth Gibson (SEAL)
SARAH ELIZABETH ~~GOODSON~~ GIBSON

SEAL-STAMP

BOBBIE B. SAIN NOTARY PUBLIC LINCOLN COUNTY, N. C.

STATE OF NORTH CAROLINA - COUNTY OF LINCOLN

I, the undersigned, a Notary Public of the County and State aforesaid, certify that, **DAVID ELIAS MOSTELLER,** Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 10th day of August, 2012.

My commission expires 11.24.2015

Bobbie B. Sain
Notary Public
Bobbie B. Sain

SEAL-STAMP

MARY FRANCES WHITLEY NOTARY PUBLIC WAKE COUNTY, NC

STATE OF NORTH CAROLINA - COUNTY OF WAKE

I, the undersigned, a Notary Public of the County and State aforesaid, certify that **ALICE LAVADA MOSTELLER,** 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 August, 2012.

My commission expires 3.25.14

Mary Frances Whitley
Notary Public

N. C. Bar Assoc. Form No. 3 © 1977

Printed by Agreement with the N.C. Bar Assoc.

#003

SEAL-STAMP

STATE OF NORTH CAROLINA - COUNTY OF WAKE
I, the undersigned, a Notary Public of the County and State aforesaid, certify that **ANN MOSTELLER SUMNER, and Husband, JIM L. SUMNER,** Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 7 day of August, 2012.

My commission expires July 12, 2013 _____
Notary Public

SEAL-STAMP

STATE OF NORTH CAROLINA - COUNTY OF LINCOLN
I, the undersigned, a Notary Public of the County and State aforesaid, certify that **HELEN MOSTELLER RUTLEDGE, and Husband, EDGAR LEWIS RUTLEDGE,** Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 6th day of August, 2012.

My commission expires 11/24/2015 _____
Notary Public
Bobbie B. Sain

SEAL-STAMP

STATE OF NORTH CAROLINA - COUNTY OF ORANGE
I, the undersigned, a Notary Public of the County and State aforesaid, certify that **ROBERT PAUL MOSTELLER and Wife, SARAH ELIZABETH GIBSON,** Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 6th day of August, 2012.

My commission expires 5/24/2016 _____
Notary Public Debra R. Edge

SEAL-STAMP

STATE OF NORTH CAROLINA - COUNTY OF ORANGE
I, the undersigned, a Notary Public of the County and State aforesaid, certify that **ROBERT PAUL MOSTELLER**, as Co-Executor of the Estate of Elizabeth K. Mosteller, deceased, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 6th day of August, 2012.

My commission expires 5/24/2016 _____ Debra R. Edge
Notary Public

SEAL-STAMP

STATE OF NORTH CAROLINA - COUNTY OF LINCOLN
I, the undersigned, a Notary Public of the County and State aforesaid, certify that **DAVID ELIAS MOSTELLER**, as Co-Executor of the Estate of Elizabeth K. Mosteller, deceased, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 16th day of August, 2012.

My commission expires 11.24.2015 _____
Notary Public
Bobbie B. Sain

NEITHER THE INDIVIDUAL NOR LAW FIRM PREPARER OF THIS INSTRUMENT PERFORMED ANY TITLE EXAMINATION WORK, NOR CONDUCTED OR PARTICIPATED IN ANY CLOSING, RELATED TO THE TRANSACTION INVOLVING THIS INSTRUMENT.

f:\wpdata\earlene\deed of trust\don\deeds\mosteller,elizabeth....heirs.to.david..072612.doc

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#003

Filed
Date: August 13, 2012 Pgs: 2
Time: 9:11 AM Recording Fees
Book: 2334 $26.00
Page: 495 Excise Tax
Danny R. Hester $400.00
Register of Deeds
Lincoln County, NC
2334 0495 201208604 DEED

NORTH CAROLINA GENERAL WARRANTY DEED

26.00 (2)

Excise Tax: 400.00

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 2012.

By:

✓ Mail after recording to : Grantee

(ENV) This instrument was prepared by: Pendleton, Pendleton, & Deaton, P.A. - PO Box 159, Lincolnton, NC 28093-0159 (DMP) (esh)

Brief description for the Index:

THIS DEED made **this** 6th **day of** August, **2012**, by and between

GRANTOR	GRANTEE
HELEN MOSTELLER RUTLEDGE And Husband, EDGAR LEWIS RUTLEDGE	**ROBERT PAUL MOSTELLER and Wife, SARAH ELIZABETH GIBSON**
950 Howard's Creek Mill Road Vale, N. C. 28168	**113 Wild Iris Lane Chapel Hill, N. C. 27514**

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 Grantors, for a valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantees in fee simple, all that certain lot or parcel of land situated in the City of _____, Howards Creek Township, LINCOLN County, North Carolina and more particularly described as follows:

BEING all and the full contents of LOTS 1 and 5 as shown on a map entitled "MINOR SUBDIVISION OF ELIZABETH K. MOSTELLER ESTATE" prepared by Forest E. Ross, Jr., dated 29th of June 2012 and recorded in Plat Book15 at Page 441 in the office of the Register of Deeds of Lincoln County and by reference thereto a complete description by metes and bounds is incorporated herein.

For Title Reference see the Last Will of Elizabeth K. Mosteller duly probated in File 0E at Page 401 in the office of the Clerk of Superior Court for Lincoln County.

THE GRANTORS EXECUTE THIS DEED FOR THE PURPOSE OF CONVYING ALL OF THEIR UNDIVIDED INTEREST TO THE GRANTEES.

N. C. Bar Assoc. Form No. 3 © 1977

Printed by Agreement with the N.C. Bar Assoc.

#003

☐ **If box to left of this sentence is checked, the above referenced real property is or includes the primary residence of a Grantor herein.**

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

And the Grantors covenant with the Grantees, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors 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:

All valid and enforceable easements, restrictions, reservations, rights of way and other conditions which may appear in the record chain of title.

IN WITNESS WHEREOF, the Grantors have duly executed the foregoing as of the day and year first above written.

Helen Mosteller Rutledge (SEAL)
HELEN MOSTELLER RUTLEDGE

Edgar Lewis Rutledge (SEAL)
EDGAR LEWIS RUTLEDGE

SEAL-STAMP — BOBBIE B. SAIN NOTARY PUBLIC LINCOLN COUNTY, N. C.

STATE OF NORTH CAROLINA - COUNTY OF LINCOLN

I, the undersigned, a Notary Public of the County and State aforesaid, certify that **HELEN MOSTELLER RUTLEDGE, and Husband, EDGAR LEWIS RUTLEDGE,** Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 6th day of August, 2012.

My commission expires 11.24.2015

Bobbie B Sain
Notary Public
Bobbie B Sain

NEITHER THE INDIVIDUAL NOR LAW FIRM PREPARER OF THIS INSTRUMENT PERFORMED AN TITLE EXAMINATION WORK, NOR CONDUCTED OR PARTICIPATED IN ANY CLOSING, RELATED TO THE TRANSACTION INVOLVING THIS INSTRUMENT.

f:\wpdata\earlene\deed of trust\don\deeds\mosteller,elizabeth....heirs...helen.to.robert..080112.doc

N. C. Bar Assoc. Form No. 3 © 1977
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#003

4:30
1-23-97
1200

000767

BOOK 0973 PAGE 685

Filed for registration and recorded
this the 23rd day of January, 1997,
at 4:30 P.M. in Book 973, Page 685.

ELAINE N. HARMON
Register of Deeds for Lincoln County

BY: Elaine N. Harmon
Register of Deeds

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 P.O. Box 1899, Greensboro, NC 27402-1899

This instrument was prepared by Benjamin S. Marks, Jr., Attorney

Brief description for the Index 730 Howards Creek Mill Road

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 23rd day of January, 19 97, by and between

GRANTOR	GRANTEE
JOE DAVID SCRONCE, JR.	JOE DAVID SCRONCE, JR. and wife, LORI RHYME SCRONCE 730 Howards Creek Mill Road Vale, NC 28168

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 ....., Howards Creek Township, Lincoln County, North Carolina and more particularly described as follows:

See Schedule "A" attached hereto and made a part hereof.

The purpose of this deed is to create a tenancy by the entirety pursuant to N.C.G.S. 39.13.3(b).

N. C. Bar Assoc. Form No. 3 © 1976, Revised © 1977 – James Williams & Co., Inc., Box 127, Yadkinville, N. C. 27055
Printed by Agreement with the N. C. Bar Assoc. – 1981

SCHEDULE "A"

BEGINNING at a nail in the center of SR #1194, a corner with the Howards Creek Mill lot, a line of Mosteller, and runs from said beginning point South 30° 30' East 15.86 feet to a point; thence South 45° East 66 feet to an iron; thence South 60° East 115.50 feet to an iron; thence South 80° East 66 feet to an iron; thence South 04° West 66 feet to an iron; thence North 88° West 288.75 feet to a point; thence North 50° West 61.88 feet to an iron; thence South 39° 30' West crossing the creek, 52.80 feet to an existing iron; thence North 47° West 142.56 feet to a nial in the center of State Road No. 1194; thence with the center of State Road 67° 07' East, crossing the creek, 280.79 feet to the point of BEGINNING, containing 1.31 acres, more or less.

The foregoing propert is conveyed expressly subject to that portion of the right-of-way for State Road No. 1194 that may lie within the above described property.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 794, Page 454

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:

Easements, rights of way and restrictive covenants of record, if any, and to ad valorem taxes for the year 1997.

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

Joe David Scronce, Jr. (SEAL)

.....(SEAL)

.....(SEAL)

.....(SEAL)

SEAL-STAMP

BENJAMIN S. MARKS, JR.
NOTARY PUBLIC
GUILFORD COUNTY, NC

Use Black Ink

NORTH CAROLINA, Guilford County.

I, a Notary Public of the County and State aforesaid, certify that Joe David Scronce, Jr. Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 23rd day of January, 19 97.

My commission expires: 03/04/2001 Benj S. Marks, Jr. 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 Benjamin S. Marks, Jr., Notary Public of Guilford County, NC,

.....

.....

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.

ELAINE N. HARMON REGISTER OF DEEDS FOR LINCOLN COUNTY

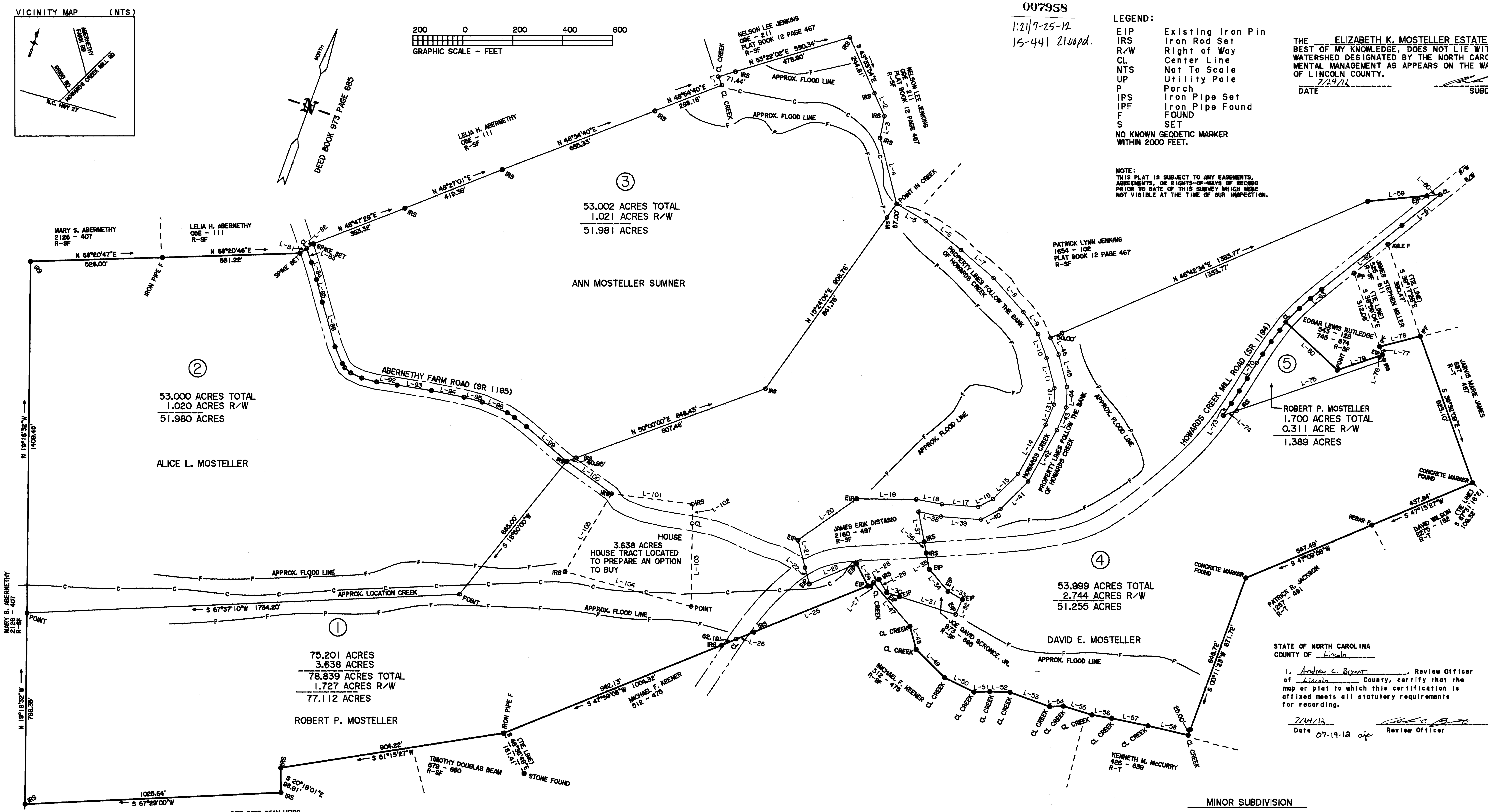
By Elaine N. Harmon ~~Deputy/Assistant~~ - Register of Deeds

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007958

1:21 | 7-25-12
15-441 21.00pd.

15-441



LEGEND:

EIP	Existing Iron Pin
IRS	Iron Rod Set
R/W	Right of Way
CL	Center Line
NTS	Not To Scale
UP	Utility Pole
P	Porch
IPS	Iron Pipe Set
IPF	Iron Pipe Found
F	FOUND
S	SET

NO KNOWN GEODETIC MARKER WITHIN 2000 FEET.

NOTE: THIS PLAT IS SUBJECT TO ANY EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAYS OF RECORD PRIOR TO DATE OF THIS SURVEY WHICH WERE NOT VISIBLE AT THE TIME OF OUR INSPECTION.

THE ELIZABETH K. MOSTELLER ESTATE SUBDIVISION TO THE BEST OF MY KNOWLEDGE, DOES NOT LIE WITHIN A WATER SUPPY WATERSHED DESIGNATED BY THE NORTH CAROLINA DIVISION OF ENVIRONMENTAL MANAGEMENT AS APPEARS ON THE WATERSHED PROTECTION MAP OF LINCOLN COUNTY.

7/24/12 ______ DATE ______ [signature] SUBDIVISION ADMINISTRATOR

COURSE	BEARING	DISTANCE
L-1	N 42°52'02"W	36.21'
L-2	S 43°33'54"E	100.00'
L-3	S 08°36'16"E	89.12'
L-4	S 33°53'34"E	272.55'
L-5	S 78°42'12"E	136.17'
L-6	S 70°58'40"E	182.57'
L-7	S 68°57'29"E	171.39'
L-8	S 61°01'55"E	181.95'
L-9	S 53°22'41"E	106.29'
L-10	S 39°36'00"E	101.63'
L-11	S 34°27'33"E	124.70'
L-12	S 18°00'20"E	65.88'
L-13	S 02°52'55"W	86.89'
L-14	S 09°10'35"W	226.08'
L-15	S 25°13'34"W	142.69'
L-16	S 41°54'24"W	66.63'
L-17	S 74°18'47"W	145.26'
L-18	S 80°42'32"W	105.03'
L-19	S 70°43'09"W	238.29'
L-20	S 34°54'09"W	288.00'
L-21	S 34°15'59"E	113.90'
L-22	S 34°15'59"E	67.68'
L-23	N 46°54'36"E	206.33'
L-24	S 46°56'11"E	99.17'
L-25	S 47°59'08"W	493.20'
L-26	S 47°59'08"W	76.37'
L-27	N 39°26'11"E	26.00'
L-28	N 39°26'11"E	26.53'
L-29	S 50°06'59"E	61.88'
L-30	N 87°53'01"E	52.71'
L-31	N 87°53'51"E	235.93'
L-32	N 03°54'37"E	65.96'
L-33	N 80°00'00"W	66.00'
L-34	N 60°00'00"W	115.50'
L-35	N 30°30'00"W	66.00'
L-36	N 30°30'00"W	45.92'
L-37	N 30°30'00"W	122.64'
L-38	N 82°36'47"E	92.56'
L-39	N 74°18'47"E	159.79'
L-40	N 41°54'24"E	88.49'
L-41	N 25°13'34"E	157.07'
L-42	N 09°10'35"E	235.88'
L-43	N 02°52'55"E	98.85'
L-44	N 18°00'20"W	82.32'
L-45	N 34°27'33"W	134.18'
L-46	N 45°35'14"W	74.68'
L-47	S 59°38'15"E	228.31'
L-48	S 34°52'07"E	95.53'
L-49	S 65°07'18"E	160.87'
L-50	S 83°30'12"E	130.98'
L-51	N 68°04'30"E	63.43'
L-52	N 72°09'11"E	81.08'
L-53	S 89°58'02"E	168.78'
L-54	N 67°36'57"E	54.54'
L-55	N 86°53'51"E	119.98'
L-56	N 79°57'13"E	79.95'
L-57	N 81°49'35"E	148.51'
L-58	N 83°05'20"E	165.58'
L-59	N 64°43'07"E	237.91'
L-60	N 64°43'07"E	53.86'
L-61	S 31°12'04"W	197.77'
L-62	S 31°29'57"W	409.83'
L-63	S 30°39'57"W	59.92'
L-64	S 28°21'01"W	58.86'
L-65	S 25°04'03"W	77.11'
L-66	S 16°19'30"W	40.11'
L-67	S 16°36'21"W	58.69'
L-68	S 14°10'58"W	59.18'
L-69	S 12°50'07"W	43.38'
L-70	S 12°27'55"W	73.58'
L-71	S 12°12'28"W	58.82'
L-72	S 12°57'22"W	59.05'
L-73	S 14°14'46"W	58.63'
L-74	N 51°03'50"E	57.86'
L-75	N 51°03'50"E	624.52'
L-76	N 38°59'04"W	22.80'
L-77	N 38°59'04"W	34.54'
L-78	N 55°38'50"E	168.07'
L-79	S 51°18'56"W	190.69'
L-80	N 66°53'04"W	282.07'
L-81	N 35°25'29"E	33.22'
L-82	N 35°25'29"E	32.57'
L-83	S 38°04'26"E	57.88'
L-84	S 36°25'09"E	72.09'
L-85	S 34°26'58"E	93.58'
L-86	S 35°50'41"E	185.70'
L-87	S 43°11'59"E	73.96'
L-88	S 50°58'42"E	19.71'
L-89	S 69°07'18"E	31.23'
L-90	S 84°36'57"E	48.58'
L-91	N 84°41'44"E	61.12'
L-92	N 78°50'42"E	84.05'
L-93	N 79°16'32"E	138.64'
L-94	N 81°35'44"E	133.51'
L-95	N 85°02'13"E	75.06'
L-96	S 86°51'33"E	109.09'
L-97	S 76°33'17"E	34.41'
L-98	S 72°19'30"E	61.08'
L-99	S 69°17'49"E	211.43'
L-100	S 74°03'57"E	221.98'
L-101	N 77°27'38"E	327.08'
L-102	S 19°02'00"E	77.29'
L-103	S 19°02'00"E	332.71'
L-104	S 85°31'25"W	523.49'
L-105	N 10°54'44"E	364.01'

STATE OF NORTH CAROLINA
COUNTY OF Lincoln

I, Andrew C. Bryant, Review Officer of Lincoln County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

7/24/12 Date 07-19-12 ojc ______ [signature] Review Officer

This is to certify that this survey creates a subdivision of land within the area of a County or Municipality that has an ordinance that Regulates Parcels of Land, this 29 of JUNE 2012

Forest E. Ross Jr.
P. L. S.

NORTH CAROLINA PROFESSIONAL SEAL L-3720 LAND SURVEYOR FOREST E. ROSS, JR.

I, FOREST E. ROSS, JR., certify that this plat was drawn under my supervision from (an actual survey made under my supervision) (deed description recorded in Book 08E, page 401: etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book ________, page ________; that the ratio of precision as calculated is 1: 10,000 :; that this plat was prepared in accordance with G. S. 47:30 as amended. Witness my original signature, registration number and seal this 29 day of JUNE, A.D., 2012.
Witness my hand and seal this 29 day of JUNE, A.D. 2012

Forest E. Ross Jr.
Surveyor

L - 3720
Registration Number

Certificate of Approval for Recording

I hereby certify that the subdivision plat shown hereon has been found to comply with Article 5, Subdivision Standards of the Lincoln County Unified Development Ordinance and that this plat has been approved by Lincoln County on 7/24/2012 for recordation in the Lincoln County Register of Deeds.

[signature] Subdivision Administrator ______ 7/24/12 Date

CERTIFICATE OF OWNERSHIP AND DEDICATION

I DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF LINCOLN COUNTY AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT AND ESTABLISH MINIMUM LOT SIZE AND BUILDING SETBACK LINES AS NOTED.

Robert Paul Mosteller Executor ______ 7/13/2012
OWNER ______ DATE

NOTE: BRANCH OR CREEK IS SUBJECT TO THE LINCOLN COUNTY STREAMSIDE BUFFER REGULATIONS.

Filed for registration and recorded this the 25th day of July 2012, at 1:21 P.M. in Plat Book 15, Page 441.
Danny R. Hester
Register of Deeds for Lincoln County
BY: Penny C Sherrill
Deputy Register of Deed

MINOR SUBDIVISION
ELIZABETH K. MOSTELLER ESTATE

NORTH CAROLINA LINCOLN COUNTY HOWARDS CREEK TOWNSHIP

OWNER: ELIZABETH K. MOSTELLER HEIRS (CONTACT: ROBERT P. MOSTELLER)
TEL. NO. 919-812-7291 113 WILD IRIS LANE, CHAPEL HILL, N. C. 27514

REFERENCE DEED: WILL BOOK O8E PAGE 401
FLOOD MAP: X & AE 3710268400 WATERSHED: N/A PIN NO. 2694-24-5780

TOTAL ACRES 240.54 OUTPARCEL ACRES
NO. LOTS CREATED: FIVE PROPOSED USE: RESIDENTIAL
ZONED: R-SF SCALE: ONE INCH - 200 FEET

ZONING SETBACKS: FRONT 30' FROM ROAD R/W: REAR - 40' : SIDES - 10'
10' RESERVED ON ALL SIDE LINES, REAR, & ROAD R/W FOR DRAINAGE & UTILITIES

DATE OF SURVEY: 05-19-2012 PLAT PREPARED ON: 06-15-2012
ROSS SURVEYS: GENE ROSS PROFESSIONAL SURVEYOR # L-855
FOREST E. ROSS, JR. PROFESSIONAL SURVEYOR L-3720
1181 WEST HWY. 27, LINCOLNTON, N. C. 28092 TEL. NO. 704-735-6032
FIRM LICENSE NO. F-0340

NOTE: PROPERTY CORNERS NOT LABELED ARE UNMARKED POINTS

NOTE: In approving this plat, the City of Lincolnton or Lincoln County does not guarantee the suitability of any lot for the placement of a septic tank system.

NOTE: ALL LOTS MUST CONTAIN INDIVIDUAL WELLS.

BR 2480

SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552
POSITION EDGE OF PRINT ON THIS LINE