DEED & PLAT BOOK

PROJECT NUMBER: 17BP.12.R.104

TIP NUMBER: 540144

COUNTY: Lincoln

ROUTE: SR 1200 (Alf Hoover Road)

Bridge No. 144 on SR 1200 (Alf Hoover Road) over Howards Creek in Lincoln County

January 2017

Deed Book Index

TIP No: 540144 **Project No: 17BP.12.R.104** **County(s): LINCOLN**

Project Description: **Replace Bridge # 144 on SR 1200 (Alf Hoover Road) over Howards Creek**

Property Owners	Deed Book / Page Num	Page Num
Mrs. Elizabeth A. H. Baxter	95E / 30	N/A
Mrs. Elizabeth A. H. Baxter	491 / 57	4
Mrs. Elizabeth A. H. Baxter	248 / 406	5
Mrs. Elizabeth A. H. Baxter	561 / 55	6
Mr. Robert C. Baxter & Elizabeth A. H. Baxter	856 / 44	8
Mr. Michael R. Plunkett	880 / 62	10

Plat Book Index

TIP No: 540144 **Project No: 17BP.12.R.104** **County(s): LINCOLN**

Project Description: **Replace Bridge # 144 on SR 1200 (Alf Hoover Road) over Howards Creek**

Property Owners	Plat Book / Page Num	Page Num
Mr. Robert Baxter & Elizabeth A. H. Baxter	F / 471	12
Mr. Michael Plunkett	G / 25	13

Form WD-201—WARRANTY DEED. Sold by James Williams & Company, Inc., Yadkinville, N. C.

Mail to _____
(Name) (Street and Number) (City) (State)

NORTH CAROLINA, LINCOLN COUNTY.

THIS DEED Made this the 24th day of January, 19 72, by

----------ALFRED HOOVER----------

of Lincoln County, State of North Carolina, part Y of the first part, to ----------ALFRED HOOVER and wife, JANIE H. HOOVER---------- of Lincoln County State of North Carolina, part ies of the second part; Witnesseth, That the said part Y of the first part in consideration of ($) TEN DOLLARS (and other valuable considerations) to him paid by the said part ies of the second part, the receipt of which is hereby acknowledged, has/~~have~~ bargained and sold, and by these presents do es bargain, sell and convey unto the said part ies of the second part and their heirs a tract or parcel of land in the County of Lincoln and State of North Carolina, in _____ Township, adjoining the lands of _____ and others, and bounded as follows:

BEGINNING at a stone Cas Coon's corner and runs thence S 1/2 W 72 poles to a stone Noah Hoover's corner; thence with his line S 89 1/2 W 6 1/4 poles to a stone; thence S 12 3/4 W 44 poles to a large Hickory tree; thence S 70 1/4 W 41 1/2 poles to stone west side of a ditch 13 1/2 poles north Howards Creek old run; thence N 4 E 17 poles stake middle of McLean Road; thence with said Road N 14 E 104 poles to Iron stake a new corner where another Road intersects said Road; thence with said Road N 45 E 42 poles to stake in middle of said Road; thence N 81 1/2 E 45 poles to the BEGINNING, containing 49 15/16 ACRES, more or less.

Being the identical property conveyed to Alfred Hoover by deed dated September 20, 1933 and recorded in Book 175 Page 485, Lincoln County Public Registry.

The purpose for this conveyance is to vest title to the above described property in the parties of the second part in an estate by the entireties under authority of the provisions of General Statutes 39-13.3 (b).

The above land was conveyed to grantor by _____. See Book No. ____ Page ____
TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the said part ies of the second part and their heirs and assigns forever.

And the said part Y of the first part do es covenant that he is ~~XXXX~~seized of said premises in fee and has the right to convey the same in fee simple; that the same are free from incumbrances; and that he will warrant and defend the said title to the same against the claims of all persons whomsoever.

IN TESTIMONY WHEREOF the said part Y of the first part has hereunto set his hand and seal

_____ (Seal) Alfred Hoover (Seal)

_____ (Seal) _____ (Seal)

_____ (Seal) _____ (Seal)

_____ (Seal) _____ (Seal)

STATE OF NORTH CAROLINA, Lincoln County,

I, Martha P. Barkley, a Notary Public, of said County, do hereby certify that ----------ALFRED HOOVER----------

grantors, each personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.

Witness my hand and notarial seal this the 24 day of January 19 72.

My commission expires 9-20 19 74. Martha P. Barkley N. P.

~~STATE OF NORTH CAROLINA~~ ~~County~~,

STATE OF NORTH CAROLINA, Lincoln County,

The foregoing certificate(s) of Martha P. Barkley, a Notary Public for Lincoln County, N. C.

is (are) certified to be correct. This instrument was presented for registration this 24 day of January, 1972, at 3:25 ~~A~~M., P.M., and duly recorded in the office of the Register of Deeds of Lincoln County, North Carolina in Book ____, Page ____.

This the 24 day of January, A.D., 19 72.

Elizabeth S. Carpenter
REGISTER OF DEEDS

By: _____
ASSISTANT, DEPUTY REGISTER OF DEEDS.

Fee $ _____ paid.

This instrument prepared by: Harvey A. Jonas, Jr., Attorney at Law, Lincolnton, N. C. 28092

BK 491 PG 57

57

FORM 211½—WARRANTY DEED—87348 Mitchell Printing Co., Raleigh, N. C.

STATE OF NORTH CAROLINA, Lincoln **County.**

THIS DEED, Made this 15th day of February, A.D. 19 47, by N.A. Hoover and wife, Mamie Hoover,

of ~~Lincoln~~ Lincoln County and State of North Carolina, of the first part, to Alfred Hoover and wife, Janie H. Hoover, (tenants by the entirety)

of Lincoln County and State of North Carolina, of the second part:

WITNESSETH, That said parties of the first part,

in consideration of One Hundred Dollars and other good and valuable considerations ~~Dollars~~, to them paid by the parties of the second part,

the receipt of which is hereby acknowledged, ha ve bargained and sold, and by these presents do grant, bargain, sell and convey to said Alfred Hoover and wife, Janie H. Hoover, and their

heirs and assigns, a certain tract or parcel of land in Lincoln County, State of North Carolina, adjoining the lands of the A. S. Coon estate, A.J. Heavner, and others, and bounded as follows, viz:.

BEGINNING at a stone and runs thence N. 11½ W. 36 poles to a stone; thence N. 15 W. 34 poles to a stone; thence N. 35 E. 15 poles to a bridge; thence N. 13 W. 14 poles to a stone, Hoover's corner; thence N. 72 E. 42 poles to an old hickory; thence N. 12 E. 44 poles to a stone at a pine; thence N 89¼ E. 75 poles to a stone; thence S. 2¼ W 66½ poles to a hickory; R.C. Coon's corner; thence S 44½ E. 24 poles to a stone, Wood's corner; thence S. 2 E 17 poles to a stone; thence S. 50½ W. 33 poles to a stone; thence S. 73 E. 8 poles to a stone, A. J. Heavner's corner; thence S. 48½ W. 34 poles to a stone; thence S. 58 W. 4 poles to a stone; thence S. 83½ W. 54 poles to a poplar; thence S. 35 W. 14 poles to a white oak; thence N. 52 W. 26 poles to a stone, the beginning corner; containing 102 acres, more or less.

The above being the identical lands conveyed to N. A. Hoover and others by C.T. Hauss and wife, Sallie Hauss, by deed bearing date of January 14th.,1919, and recorded in the Public Registry of Lincoln County in Book 121 at page 527, to which reference is hereby made and had.

The above grantors, N.A. Hoover and Mamie Hoover reserve unto themselves a life estate in the above described lands; and it is fully understood by all parties to this deed that the said lands are charged with the support and maintenance of the said grantors, or either of the, so long as one or both of said grantors may live. And that either or both of said grantors shall have full right to occupy said premises during their life time.

And a part of the consideration of this deed is the agreement on the part of the grantees, Alfred Hoover and Janie H. Hoover, to care for the said grantors and to provide them with medical care, including drugs and physicians' charges (but not hospital bills), and to pay the burial expenses of both grantors and for the erection of a suitable monument at their graves

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereto belonging, to the said Alfred Hoover and wife, Janie H. Hoover and their

heirs and assigns, to their only use and behoof forever.

And the said parties of the first part

for themselves and their heirs, executors and administrators covenant with said Alfred Hoover and Janie H. Hoover and their

heirs and assigns, that they are seized of said premises in fee, and have right to convey in fee simple; that the same are free and clear from all encumbrances, and that they do hereby forever warrant and will forever defend the said title to the same against the claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the said parties of the first part have hereunto set their hand and seal S, the day and year first above written.

N. A. Hoover [SEAL]

Attest: Mamie Hoover [SEAL]

[SEAL]

[SEAL]

STATE OF NORTH CAROLINA, Lincoln COUNTY.

I, Katie Hoover, Notary Public, do hereby certify that N. A. Hoover and Mamie Hoover, his wife, personally appeared before me this day and acknowledged the due execution of the annexed deed of conveyance; and the said ~~wife~~, being by me privately examined, separate and apart from her said husband, touching her voluntary execution of the same doth state that she signed the same freely and voluntarily, without fear or compulsion of her said husband or any other person, and that she doth still voluntarily assent thereto.

Witness my hand and notarial seal, this 15 day of February A.D., 19 47

My commission expires: Nov. 14, 1947 SEAL

Katie Hoover, N. P. [SEAL]

STATE OF NORTH CAROLINA, Lincoln COUNTY.

The foregoing certificate of Katie Hoover, a Notary Public of Lincoln County, State of North Carolina, is adjudged to be correct. Let the instrument, with the certificates, be registered.

Witness my hand and official seal, this 21 day of Feb., A.D. 19 47.

Thos. E. Rhodes,
Clerk Superior Court.

Filed for registration on the 21 day of February, 19 47 at 2:00 o'clock P M., and registered and verified.

Register of Deeds, Lincoln County.

11:30/29 5.00 1

Filed for registration and recorded at 11:30 A.M. on this the 29th day of August, 1979 in Book ___ Page ___.

Elizabeth S. Carpenter
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 36 Cumberland Rd., Concord, N.C. 28025

This instrument was prepared by Harvey A. Jonas, Jr., Attorney at Law, Lincolnton, N. C. 28092

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 9th day of August, 19 79, by and between

GRANTOR	GRANTEE
ALFRED C. HOOVER and wife, JANIE V. HOOVER	ELIZABETH ANN H. BAXTER

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

All that certain tract of land situate, lying and being in Howard's Creek Township, Lincoln County, North Carolina, more recently known as E. I. Mosteller lands, located on a community road on the waters of Howards Creek, bounded on the North by lands of Will Hoover, East by lands of Noah A. Hoover, South by lands of Memory Heavner; and West by lands of Armstrong.

BEGINNING at a stone and runs thence S 14-3/4 E 15 poles to a stone, N. A. Hoover corner; thence S 38 W 15-1/2 poles to a black oak; thence S 15-1/2 E 34-3/4 poles to a black oak; thence S 46 W 97-1/4 poles to a post oak; thence S 67 W 18-4/5 poles to a stone, W. T. Hauss (now Carmie Houser) corner; thence S 67 W 90-2/5 poles to a stone; thence N 26 W 7-1/2 poles to a stone; thence N 19-3/4 W 90-1/2 poles to a stone; thence N 61 E 84-5/6 poles to a stone; thence N 19-3/4 W 23 poles to a stone; thence N 23 E 10 poles to a stone; thence N 12 W 6-4/5 poles to a stone; thence N 16 E 8-1/2 poles to a stone; thence N 37-1/2 W 5-1/3 poles to a stone; thence N 1-1/2 W 18 poles to a stone; thence S 74 E 25 poles to a sycamore; thence N 59-1/2 E 39-1/2 poles to a birch; thence N 81 E 7-1/2 poles to a sycamore; thence N 64-1/2 E 12-3/4 poles to a birch; thence S 82-1/2 E 10 poles to a birch; thence S 13 E 15-1/3 poles to a stone; thence S 26 W 8-1/2 poles to a stone; thence S 36-1/2 E 1-3/4 poles to a stone; thence S 57 E 25-1/2 poles to a stone; thence S 82 E 8-1/2 poles to a stone; thence N 69-1/2 E 5 poles to a stone; thence S 86 E 9-1/2 poles to a stone; thence S 34-3/4 E 4 poles to the BEGINNING, containing 147-1/8 ACRES, more or less.

Being the identical property conveyed to Alfred C. Hoover and wife, Janie V. Hoover, from David Kohn Farris dated January 10, 1948 and recorded in Book 256, Page 328, Lincoln County Public Registry

BK 661 PG 55

N.C. Bar Assoc. Form No. 3 © 1976 JAMES WILLIAMS & CO., INC., YADKINVILLE, N. C.

55

BK 561 PG 56

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:

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

Alfred C Hoover (SEAL)

Mrs. Janie V. Hoover (SEAL)

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

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

SEAL-STAMP

Use Black Ink

NORTH CAROLINA, COUNTY OF LINCOLN

I, Tina M. Little a notary public of said county do hereby certify that ALFRED C. HOOVER and wife, JANIE V. HOOVER

---------- Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 29 day of August, 19 79.

My commission expires: 2-21-84 Tina M. Little Notary Public

SEAL-STAMP

Use Black Ink

NORTH CAROLINA, COUNTY OF .....

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 Tina M. Little, Notary Public, Lincoln 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.

..... Elizabeth S. Carpenter .....REGISTER OF DEEDS FOR Lincoln COUNTY

By .....Deputy/Assistant - Register of Deeds

N.C. Bar Assoc. Form No. 3 © 1976 JAMES WILLIAMS & CO., INC., YADKINVILLE, N. C.

3:35/25 10.00pd.

013528

BOOK 0856 PAGE 044

Filed for registration and recorded this the 25th day of January, 1994, at 3:35 P.M. in Book 856, Page 44.

ELAINE N. HARMON
Register of Deeds for Lincoln County

BY: Judith W Martin
Asst 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 Grantees

This instrument was prepared by Harvey A. Jonas, Jr., Attorney, Lincolnton, NC 28093 (tmg)

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 9th day of September, 19 93, by and between

GRANTOR	GRANTEE
ROBERT C. BAXTER	ROBERT C. BAXTER and ELIZABETH H. BAXTER As Tenants in Common. Address: 36 Cumberland Court Concord, N.C. 28025

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:

That certain body of land totalling 5.419 Acres, more or less, as so shown and designated on a plat thereof identified as "Barrett Baxter Subdivision" as surveyed and platted by Carpenter Land Surveying on August 3, 1992, as recorded in Plat Book F, at Page 471, Lincoln County Public Registry, to which reference is made and had for further description.

Said body of land is conveyed specifically subject to the right-of-way for N. C. State Road No. 1200 along its western boundary, and also to all other rights-of-way and easements of record, including those set forth on the recorded plat, and also to the minimum setback lines referred to on the recorded plat.

The above tract of land is carved out of the western side of property referred to in deeds of record in Book 491, Page 57, and Book 248, Page 406, Lincoln County Public Registry. See also Deed Book 829, Page 244, Lincoln County Public Registry.

It is the intent of Grantor to vest title to said property in Grantees as individuals as Tenants in Common with no right of survivorship.

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book 829, Page 244, Lincoln County Public Registry.

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:

Valid and enforceable reservations, restrictions, conditions, easements and rights-of-way in the record chain of title.

No title search was made, nor was a title opinion given in connection with the preparation of this instrument.

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.

USE BLACK INK ONLY

Robert Clin Baxter (SEAL)
Robert C. Baxter

(SEAL)

(SEAL)

(SEAL)

(Corporate Name)

By: .....President

ATTEST:

.....Secretary (Corporate Seal)

SEAL-STAMP

Use Black Ink

NORTH CAROLINA, Lincoln County.

I, a Notary Public of the County and State aforesaid, certify that ROBERT C. BAXTER Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 28 day of Dec, 1993.

My commission expires: 2/14/95 H. A. Jonas 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 H. A. Jonas, Notary Public of Lincoln County, NC,

.....

.....

is/~~are~~ XX 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 Judith W. Martin ~~Deputy~~/Assistant - Register of Deeds

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

9:35/9-9 10 acpd
44.00 Rwpd

021499

BOOK 0880 PAGE 062

LINCOLN COUNTY
1059

09-09-94

STATE OF NORTH CAROLINA

$44.00

Real Estate Excise Tax

Excise Tax 44.00

Filed for registration and recorded this the 9th day of September, 1994, at 9:35 A.M. in Book 880, Page 62.

ELAINE N. HARMON
Register of Deeds for Lincoln County

BY: Judith W Martin Asst. Register of Deeds

Recording Time, Book and Page

Tax Lot No. ..... Parcel Identifier No. 58259 + 58857

Verified by ..... County on the ..... day of ....., 19.....

by .....

Mail after recording to .....

PREPARED BY AND RETURN TO: KENNEDY & BLACK
P. O. BOX 242, DENVER, NC 28037

This instrument was prepared by .....

Brief description for the Index: Lots 1 & 2 - Hoover Acres

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 2nd day of August, 19 94, by and between

GRANTOR	GRANTEE
KENNETH MILTON McCURRY and wife, BEATRICE K. McCURRY	MICHAEL R. PLUNKETT Alf Hoover Rd. Lincolnton NC 28092

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:

BEING all and the full contents of Lots One (1) and Two (2) of HOOVER ACRES SUBDIVISION, as shown on a map prepared by Gene Ross, Registered Surveyor, dated January 16, 1993, and recorded in Plat Book G at Pages 25 and 26, Lincoln County Public Registry, and by reference thereto, a complete description by metes and bounds is incorporated herein.

The foregoing real estate is conveyed expressly subject to the following Restrictive Covenants which shall be binding on the Grantees their heirs, successors, and assigns, and shall run with the land.

The above described real estate is conveyed subject to the restrictions hereinafter set forth, which shall be binding on the Grantee, his heirs, successors, and assigns, and shall run with the land:

1. No more than one (1) single family dwelling shall be placed, erected, or allowed to remain on the real estate.

2. Dwelling must be underpinned.

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

3. No dog kennels.

4. No junk or inoperable motor vehicles may be parked or stored on said real estate.

5. No commercial enterprises are allowed.

6. No swine, pig, hog or boar shall be raised, bred, or kept on any lot.

7. No single-wides allowed.

The property hereinabove described was acquired by Grantor by instrument recorded in .....

Book 819, Page 253, Lincoln County Public Registry.

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:

Valid and enforceable reservations, restrictions, easements, conditions, and rights-of-way in the record chain of title.

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

X Kenneth Milton McCurry (SEAL)
Kenneth Milton McCurry

Beatrice K. McCurry (SEAL)
Beatrice K. McCurry

---(SEAL)

---(SEAL)

SEAL-STAMP

Use Black Ink

NORTH CAROLINA, ---County.

I, a Notary Public of the County and State aforesaid, certify that ---
Kenneth Milton McCurry and wife, Beatrice K. McCurry Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 31st day of August, 19 94.

My commission expires: January 24, 1995 Tammy L. Hoffman 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(X) of Tammy L. Hoffman, Notary Public of Lincoln 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.

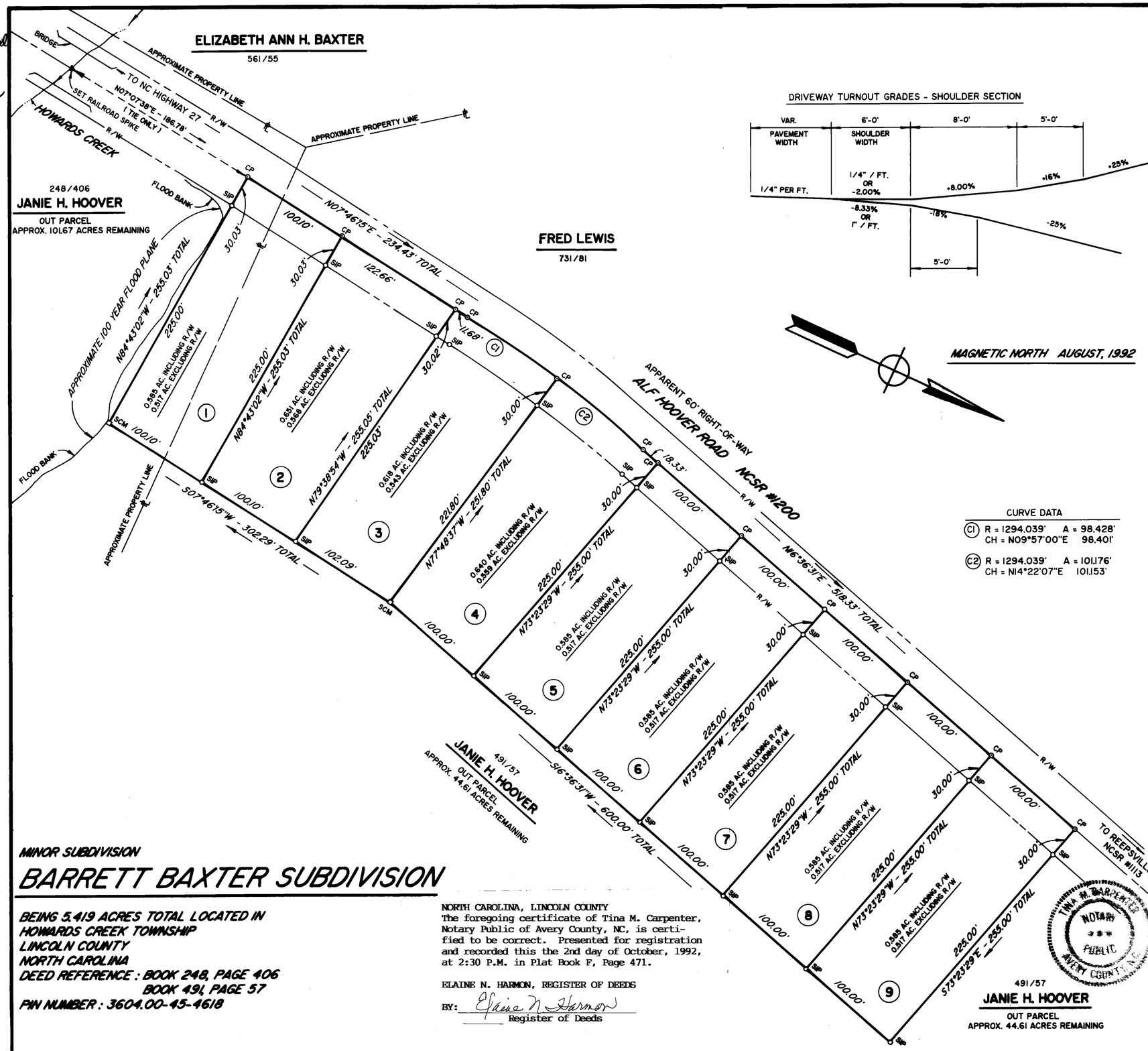
ELAINE N. HARMON REGISTER OF DEEDS FOR LINCOLN COUNTY

By Judith W Martin ~~Deputy~~/Assistant - Register of Deeds

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

F-471
20 copies
2:30
10-2-92

F 471



DRIVEWAY TURNOUT GRADES - SHOULDER SECTION

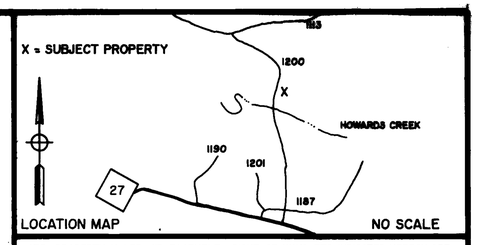
MAGNETIC NORTH AUGUST, 1992

CURVE DATA

C1 R = 1294.039' A = 98.428'
CH = N09°57'00"E 98.401'

C2 R = 1294.039' A = 101.76'
CH = N14°22'07"E 101.53'

BAR SCALE 1" = 60'
0' 30' 60' 120' 180' 240'



NOTE : PROPERTY OWNERSHIP, EASEMENTS, RIGHT-OF-WAYS, ETC. INDICATED HEREON ARE APPARENTLY CORRECT AND CURRENT FROM AN EXTENSIVE REVIEW OF COUNTY TAX OFFICE RECORDS, REGISTER OF DEEDS, UNRECORDED PLATS AND OTHER SOURCES CONSIDERED WITH EXISTING FIELD EVIDENCE, WRITTEN OR UNWRITTEN. AN ATTORNEYS TITLE EXAMINATION WAS NOT PROVIDED AT THE TIME OF THIS SURVEY AND ALL PROPERTIES INDICATED ARE SUBJECT TO WHATEVER WILL BE REVEALED BY A COMPLETE AND CORRECT TITLE EXAMINATION

LEGEND

EIP = EXISTING IRON PIN
SIP = SET IRON PIN
CP = CALCULATED POINT
SCM = SET CONCRETE MONUMENT

NOTE : THIS PROPERTY IS/MAYBE SUBJECT TO ANY AND/OR ALL EASEMENTS OR RIGHT-OF-WAYS, WRITTEN OR UNWRITTEN
NOTE : THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND
NOTE : NO PUBLIC ROAD AND NO PRIVATE ROAD RIGHT-OF-WAYS ARE CREATED
NOTE : IN APPROVING THIS PLAT, LINCOLN COUNTY DOES NOT GUARANTEE THE SUITABILITY OF ANY LOT FOR THE PLACEMENT OF A SEPTIC TANK SYSTEM
NOTE : LOTS CREATED - 6, PROPOSED USE - RESIDENTIAL
NOTE : 10' UTILITY EASEMENT ON ALL PROPERTY LINES
NOTE : MINIMUM SETBACK LINES : 40' FRONT
30' REAR
10' ON ALL SIDES
20' ON SIDE PROPERTY LINES ABUTTING ST

CERTIFICATE OF OWNERSHIP AND DEDICATION
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DECSRIBED 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

Janie H. Hoover by Elizabeth H. Baxter 10/2/92
OWNER Attorney in Fact DATE

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY COMPLY WITH THE SUBDIVISION REGULATIONS OF LINCOLN COUNTY, NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED BY LINCOLN COUNTY
ON October 2, 1992 FOR RECORDING IN THE LINCOLN COUNTY DEEDS OFFICE

Stephen C. Killian October 2, 1992
SUBDIVISION ADMINISTRATOR DATE
LINCOLN COUNTY, NORTH CAROLINA

REGISTER OF DEEDS
THE FOREGOING CERTIFICATE OF _____, NOTARY PUBLIC OF _____ COUNTY IS CERTIFIED TO BE CORRECT.
FILED THIS _____ DAY OF _____ AT _____
AND RECORDED IN PLAT BOOK _____ AT PAGE _____ .

_____
REGISTER OF DEEDS

NORTH CAROLINA
REGISTERED
SEAL
L-3035
LAND SURVEYOR
TONY E. CARPENTER

NORTH CAROLINA LINCOLN COUNTY
I, TONY E. CARPENTER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DEED DESCRIPTION RECORDED IN BOOK 248 PAGE 406 AND BOOK 491 PAGE 57 , THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES FROM REFERENCES AS INDICATED, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000+ , THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED
WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL
12 DAY OF AUG , AD 1992

Tony E. Carpenter
TONY E. CARPENTER, R.L.S L-3035

NORTH CAROLINA AVERY COUNTY
I, TINA M. CARPENTER, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID CERTIFY THAT TONY E. CARPENTER, A REGISTERED LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT WITNESS MY HAND AND OFFICIAL STAMP OR SEAL THIS 12 DAY OF AUG 1992

Tina M. Carpenter
TINA M. CARPENTER, NOTARY PUBLIC
MY COMMISSION EXPIRES AUGUST 1, 1993

TINA M. CARPENTER NOTARY PUBLIC AVERY COUNTY, N.C.

MINOR SUBDIVISION

BARRETT BAXTER SUBDIVISION

BEING 5.419 ACRES TOTAL LOCATED IN
HOWARDS CREEK TOWNSHIP
LINCOLN COUNTY
NORTH CAROLINA
DEED REFERENCE : BOOK 248, PAGE 406
BOOK 491, PAGE 57
PIN NUMBER : 3604.00-45-4618

NORTH CAROLINA, LINCOLN COUNTY
The foregoing certificate of Tina M. Carpenter, Notary Public of Avery County, NC, is certified to be correct. Presented for registration and recorded this the 2nd day of October, 1992, at 2:30 P.M. in Plat Book F, Page 471.

ELAINE N. HARMON, REGISTER OF DEEDS
BY: Elaine N. Harmon
Register of Deeds

DEVELOPER : ROBERT BAXTER
26 CUMBERLAND ROAD
CONCORD, NC 28025
704/782-4773

MAP FILE NO. 92-08-03

471

CARPENTER LAND SURVEYING
ROUTE 4, BOX 32A
VALE, NC 28168
704/276-3733

DATE	DRAWN BY	SCALE
8/3/92	T. CARPENTER	1" = 60'

G-25

003003

9:35/4-5-93
20 ...
G-25

(PAGE 1 OF 2)

FINAL PLAT
MAJOR SUBDIVISION
HOOVER ACRES

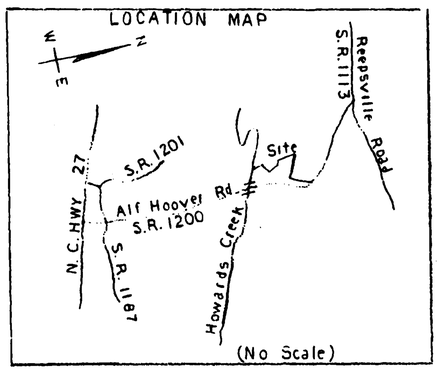
HOWARDS CREEK TOWNSHIP LINCOLN COUNTY NORTH CAROLINA

Owner: Kenneth W. McCurry -Telephone No. 735-0038
735 Wise Road, Lincolnton, N. C. 28092

TOTAL ACRES IN SUBDIVISION --51.263 ACRES
TOTAL ACRES IN OUT PARCEL - 13.871 ACRES
TOTAL ACRES IN ROAD R/W - 2.054 ACRES
TOTAL NO. OF LOTS - 12
PROPOSED USE: RESIDENTIAL ON LOTS & OUT PARCEL

GENE ROSS -REG. SURVEYOR # L855 -Tel. No. 735-6032
1181 WEST HWY. 27, LINCOLNTON, N. C. 28092

DATE OF SURVEY: January 26, 1993 -Scale: One Inch-100 Feet
PLAT PREPARED ON February 11, 1993
REFERENCE DEED: BOOK 819-PAGE 253
TAX MAP NO. 3604 00 57 1224



MINIMUM SETBACK LINES:
40' Front from road R/W
30' Rear
10' All Side Lines
20' On Side Property Lines Abutting Street

10' Utilities & Drainage easements on all side lines.

Property subject to right of way of S. R. Road No. 1200.

LEDGEND:

EIP	Existing Iron Pin
NIP	New Iron Pin
R/W	Right of Way
℄ & ℄	Center Line
N T S	Not To Scale
P P	Power Pole

No known geodetic marker within 2000 feet.

Property subject to R. E. A. Transmission Power Line R/W.

"Development within 20' of stream bank opening is subject to development standards of the Lincoln County Flood Damage Control Regulations."

Area under R E A Right of Way is not a buildable area (for primary or accessory structures.)

I, GENE ROSS, certify that this plat was drawn under my supervision from (an actual survey made under my supervision) (deed description recorded in Book 819, page 253) (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 1:10000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this ... day of March 31, A.D., 1993.

Gene Ross
Surveyor
L855
Registration Number

GENE ROSS REGISTERED SEAL L-855 LAND SURVEYOR

I, a Notary Public of the county and state aforesaid, certify that Gene Ross (owner(s), personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 31 day of March, 1993.

Notary Public
My Commission Expires 8-7-97
Comm. Expires

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 3/31/93 DAY OF
Gene Ross
L855
R.L.S.

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Lincoln County, North Carolina and that this plat has been approved by Lincoln County on April 2, 1993 for recordation in the Lincoln County Deeds Office.

Stephen C. Killian — April 2, 1993
SUBDIVISION ADMINISTRATOR — DATE
LINCOLN COUNTY, NORTH CAROLINA

I, Kenneth W. McCurry, 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.

Kenneth W. McCurry — 3/31/93
OWNER — DATE

I, a Notary Public of the county and state aforesaid, certify that Kenneth W. McCurry (owner(s), personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 31 day of March, 1993.

Notary Public
My Commission Expires 8-7-97
Comm. Expires

NORTH CAROLINA, LINCOLN COUNTY
The foregoing certificates of Jean Elmore, Notary Public of Lincoln County, NC, are certified to be correct. Presented for registration and recorded this the 5th day of April, 1993, at 9:35 A.M. in Plat Book G, Page 25.
ELAINE N. HARMON, REGISTER OF DEEDS
BY: Elaine N. Harmon
Register of Deeds

DRIVEWAY TURNOUT GRADES- SHOULDER SECTION

Note: In Approving this plat, Lincoln County does not guarantee the suitability of any lot for the placement of a septic tank system.

25

SCALE: ONE INCH- 100 FEET

0 50 100 200 300 400

DRAWING NUMBER

G-25