

# Deed Book Index

TIP No: 580312                      Project No: 17BP.13.R.196                      County: MCDOWELL  
Project: BRIDGE 580312 ON SR 1781 OVER SECOND BROAD RIVER

| Property Owners                  | Deed Book/Page Num | Page Num |
|----------------------------------|--------------------|----------|
| Jeffery Langford and wife Eileen | 1228/626           | 2        |

JNW



**2017005323**

MCDOWELL CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$242.00

PRESENTED & RECORDED:  
11-02-2017 10:18:22 AM  
TONIA R HAMPTON  
REGISTER OF DEEDS  
BY: KIMBERLY HATT  
DEPUTY REGISTER OF DEEDS  
**BK: CRP 1228**  
**PG: 626-630**

Doc ID: 004969620004 Type: CRP  
Recorded: 11/01/2017 at 02:13:43 PM  
Fee Amt: \$529.00 Page 1 of 4  
Revenue Tax: \$503.00  
Instr# 201700004126  
Rutherford County, NC  
Rachel Thomas Register of Deeds  
**BK 1161 PG 812-815**

This instrument prepared by Jarald N. Willis a  
licensed North Carolina attorney. Delinquent taxes, if  
any, to be paid by the closing attorney to the county tax  
collector upon disbursement of closing proceeds.

Rutherford County Excise Tax -503.00-  
McDowell County Excise Tax -242.00-

Recording Time, Book and Page

Rutherford County Tax Lot No. 656/1/1 D Parcel Identifier No. 16-36902  
McDowell County PIN 161600711511  
Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_  
by \_\_\_\_\_

Mail after recording to

This instrument was prepared by **JARALD N. WILLIS, ATTORNEY AT LAW**  
Brief description for the index

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 1<sup>st</sup> day of November, 2017 , by and between

### GRANTOR

James Lloyd Nanney and wife,  
Mary N. Nanney

151 Brittany Drive  
Union Mills, NC 28167

### GRANTEE

Jeffrey C. Langford and wife,  
Eileen Langford

5211 Chadwick Road  
Madison, OH 44057

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 Camp Creek Township, Rutherford County, North Carolina and Bracketts Township, McDowell County, North Carolina and more particularly described as follows:

**SEE SCHEDULE 'A' ATTACHED HERETO**

5

# "SCHEDULE A"

## DESCRIPTION OF PROPERTY

Situate, lying and being in McDowell County and Rutherford County, North Carolina and being of record in Deed Book 131 at Page 526 in McDowell and Deed Book 228 at Page 174 Rutherford County and show on Tax Map 1616-71-1511 McDowell County and Tax Map 656 Block 1 Lot 1 Rutherford County.

Being a portion of the property conveyed by Paul J. Nanney and wife, Juanita D. Nanney to James Lloyd Nanney and wife, Mary N. Nanney by deed dated April 2, 2001 recorded in Deed Book 772 Page 616, Rutherford County Registry and by deed dated April 5, 2001 recorded in Deed Book 640 Page 154 McDowell County Registry.

Lying on the east side of U.S. Highway 221 and described herein according to a survey and plat by Causby Surveying on February 22, 2001 as follows: BEGINNING at a point in the centerline of U.S. Highway 221, said being the southeast corner of William E. Hyatt recorded in Deed Book 257 at Page 571 McDowell County Registry, said point being evidenced by an iron pin offset in the north edge thereof, 97.47 feet from the center thereof on the west side of said road and 104.23 feet on the east side of side road and in the line of Rutherford and McDowell Counties; runs thence with the centerline of said road and the line of Hyatt and being in McDowell County as follows: North 29 degrees 26 minutes 29 seconds East 129.38 feet, North 31 degrees 57 minutes 05 seconds East 104.90 feet, North 34 degrees 12 minutes 7 seconds East 68.39 feet, North 36 degrees 53 minutes 16 seconds East 90.06 feet, North 38 degrees 54 minutes 34 seconds East 189.61 feet, North 39 degrees 24 minutes 51 seconds East 183.41 feet, North 39 degrees 49 minutes 09 seconds East 146.96 feet, North 40 degrees 09 minutes 29 seconds East 140.05 feet, North 39 degrees 48 minutes 06 seconds East 224.26 feet, North 39 degrees 10 minutes 26 seconds East 159.66 feet, North 38 degrees 19 minutes 13 seconds East 155.15 feet, North 37 degrees 11 minutes 53 seconds East 102.06 feet, North 35 degrees 24 minutes 51 seconds East 117.50 feet, North 32 degrees 55 minutes 51 seconds East 152.14 feet, North 30 degrees 30 minutes 55 seconds East 138.72 feet, North 28 degrees 46 minutes 30 seconds East 136.98 feet, North 26 degrees 37 minutes 51 seconds East 124.70 feet and North 24 degrees 52 minutes 56 seconds East 82.40 feet to a point in the centerline of US Highway 221 and in the line of North Carolina Broad of Transportation as described in Deed Book 252 at Page 608 in the office of the Register of Deeds for McDowell County; runs thence with the line of North Carolian Broad of Transportation South 59 degrees 27 minutes 42 seconds East 291.40 feet to a PK nail set in the centerline of the Polly Spout Road, State Road #1781, said point lying South 50 degrees 08 minutes 01 seconds West 60.63 feet from MCGS Monument "MCD 48" NCVD 29, elevation 307.517 meters; runs thence with the line of the NCDOT South 59 degrees 27 minutes 42 seconds East 143.64 feet and South 59 degrees 27 minutes 42 seconds East 111.20 feet to an iron pin in the line of Champion International as described in Deed Book 116 at Page 337, McDowell County Registry; runs thence with the line of Champion International South 19 degrees 47 minutes 30 seconds West 2316.65 feet crossing the Rutherford/McDowell County Line to an iron pin; runs thence South 78 degrees 52 minutes 16 seconds East 112.25 feet to an iron pin; runs thence South 10 degrees 59 minutes 37 seconds West 549.20 feet to an existing iron pin, a corner of Baxter Healthcare Corporation as described in Deed Book 553 at Page 145, Rutherford County Registry; runs thence with the line of Baxter Healthcare Corporation South 13 degrees 34 minutes 39 seconds West 956.54 feet to an existing iron pin; runs thence North 74 degrees 52 minutes 44 seconds West 681.367 feet to an iron pin in the centerline of the Carolina Clinchfield & Ohio Railroad and North 75 degrees 52 minutes 44 seconds West 826.15 feet crossing an iron pin at 776.21 feet to a point in the centerline of U.S. Highway 221, the southeast corner of James L. Nanney as described in Deed Book 400 at Page 341; runs thence with the centerline of U.S. Highway 221 and with the line of James L. Nanney North 15 degrees 34 minutes 06 seconds East 201.64 feet, North 16 degrees 40 minutes 52 seconds East 177.48 feet, North 17 degrees 32 minutes 05 seconds East 89.62 feet, North 17 degrees 38 minutes 59 seconds East 146.19 feet, North 18 degrees 06 minutes 24 seconds East 107.44 feet, North 19 degrees 10 minutes 11 seconds East 100.86 feet and North 20 degrees 12 minutes 34 seconds East 124.91 feet, North 20 degrees 49 minutes 24 seconds East 192.49 feet, North 22 degrees 4 minutes 30 seconds East 103.65 feet, North 23 degrees 08 minutes 12 seconds East 105.76 feet, North 24 degrees 30 minutes 11 seconds East 135.16 feet, North 26 degrees 31 minutes 05 seconds East 110.94 feet and North degrees

20 minutes 47 seconds East 77.22 feet to a point and place of BEGINNING, containing 97.547 acres according to survey.

SAVING AND EXCEPTING from the above described tract is 32.705 acres (being all of that portion of the property located east of the CC&O Railroad) heretofore conveyed by James Lloyd Nanney and wife, Mary N. Nanney to 130 of Chatham, LLC by deed dated October 19, 2015 in Deed Book 1114, Page 560 of the Rutherford County Registry and Deed Book 1165, Page 856 of the McDowell County Registry.

This conveyance is made subject however to a right of way for the CC&O Railroad, the Polly Spout Road and U.S. Highway 221

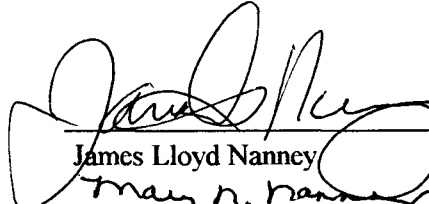
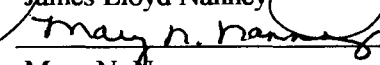
All or a portion of the property herein conveyed \_\_\_\_ includes or \_xxx\_ does not include the primary residence of a Grantor.

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:

1. Any and all easements, rights of way and restrictions of record.
2. Any and all zoning and planning ordinances.
3. Any discrepancies as an accurate survey of the premises might reveal.
4. Any and all other matters of record.

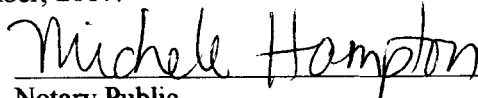
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors, the day and year first above written.

 (SEAL)  
James Lloyd Nanney  
 (SEAL)  
Mary N. Nanney

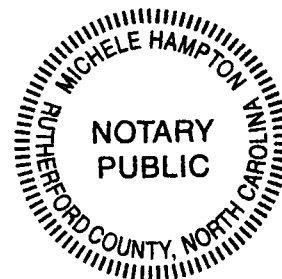
STATE OF NORTH CAROLINA  
COUNTY OF RUTHERFORD

I, Michele Hampton, a Notary Public for said County and State, do hereby certify that James Lloyd Nanney and wife, Mary N. Nanney, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and notarial seal this 1<sup>st</sup> day of November, 2017.

  
Notary Public

My Commission Expires: April 19, 2020



DEPARTMENT OF TAX ADMINISTRATION



## TAX CERTIFICATION

Parcel Identification Number 1616-00-71-1511



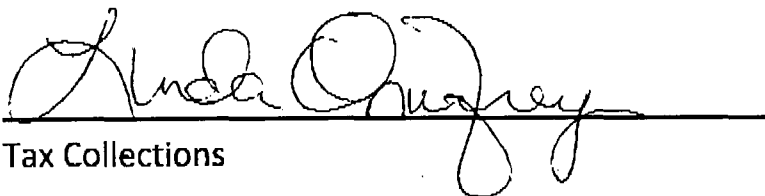
Tax Collector certifies that no delinquent taxes are due.



This parcel has deferred taxes which may become due upon transfer of the property if a disqualifying event occurs – G.S. 105-277.4(c).

This certification is valid as of 11-1-17 and does not reflect any property taxes that become delinquent after this date.

This does not certify McDowell County Parcel Identification Number matches the deed description.

  
Tax Collections

11-1-17  
Date