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Prepared by: Richard A. Williams, Jr. (pbh)
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P. O. Box 490, Newton, NC 28658

FILED
NOTICE

95 JUN 30 PM 4 50

REGISTER OF DEEDS
CATAWBA CO., N.C.

NORTH CAROLINA)
)
CATAWBA COUNTY) WARRANTY DEED

THIS DEED, made this January 18, 1995, by and between Charles W. Hedrick and wife, Hazel F. Hedrick, hereinafter called Grantor, and Bryan K. Ross and wife, Donna B. Ross, whose address is 3919 Grange Rd. Maiden NC 28650, hereinafter called Grantee.

W I T N E S S E T H :

That the Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable considerations to him in hand paid by the Grantee, the receipt of which is hereby acknowledged, has given, granted, bargained, sold, and conveyed, and by these presents does give, grant, bargain, sell and convey and confirm unto the Grantee, his heirs and/or successors and assigns, premises in Clines Township, Catawba County, North Carolina, described as follows:

BEGINNING at an old iron pin corner of Glen Drum (formerly Freeman Drum) in the center of the old Arndt Road, and running thence with the Drum line and with the center of the old Arndt Road the following courses and distances: North 45° 15' West 65 feet to an iron pin, a corner of Freeman Drum and of Glen Drum; thence with the center of the Arndt Road and with the old line of Freeman Drum the following courses and distances: North 45° 15' West 35 feet to a corner; North 70° West 200 feet to a corner; North 58° West 100 feet to a corner; North 26° 30' West 100 feet to a corner; North 3° 45' West 152 feet to a corner in the old Road and in the Elk Shoal Creek, the same being a corner of Freeman Drum and of Lawrence Fox; thence with the center of the Creek and with the Lawrence Fox line North 83° East 345 feet to a corner in the center of the Creek and in the center of State Road No. 1700; thence with the center of State Road No. 1700 a new line South 10° West 503 feet to a corner in said road; thence North 45° 15' West 36.3 feet to the point of Beginning, and containing 2.85 acres, more or less, according to a plat prepared by Joe F. Robinson, Registered Surveyor, dated September 10, 1968, which said plat bears reference to deed recorded in Book 382 at page 217 in the Catawba County Public Registry.

CATAWBA COUNTY

01-30-95

STATE OF
NORTH
CAROLINA



\$22.00

Real Estate
Excise Tax

REVENUE \$22.00

The above property is the same property described in deed recorded in Book 947 at page 701. Also see deed recorded in Book 915 at page 463.

Neither the individual nor the law firm preparer of this document performed any title examination for the above described premises, nor participated in any closing related to the transaction involving this document.

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 executed this instrument the day and year first above written.

Charles W. Hedrick (SEAL)
Charles W. Hedrick

Hazel F. Hedrick (SEAL)
Hazel F. Hedrick

NORTH CAROLINA

CATAWBA COUNTY

I, LESA HERNAN WILLIAMS, a Notary Public of said county and state, do hereby certify that Charles W. Hedrick and wife, Hazel F. Hedrick, 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 seal this the 19 day of January, 1995.

LESA HERNAN WILLIAMS (SEAL)
NOTARY PUBLIC

My Commission Expires: 9-17-95



NORTH CAROLINA

CATAWBA COUNTY

The foregoing certificate(%) of Lesa H. Williams,
a Notary Public of Catawba Co., N.C.,
is(%) certified to be correct. This instrument was
 presented for registration this 30th day of January, 1995,
, %%% at 4:50 %%% (P.M.), and duly recorded in the
 office of the Register of Deeds of Catawba County, North Carolina,
 in Book 1917 at page 217.

This the 30th day of January, 1995.

%%%

RUTH MACKIE, REGISTER OF DEEDS

BY Ruth Mackie
 %%% Register of Deeds

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