

BOOK 2251 PAGE 164

BOOK 2243 PAGE 313

FILED

RUTH MACKIE

Filed December 29, 2000 at 2:33 P.M. and

2000 DEC 29 PM 2 33

recorded in Book 2243 at Page 313.

REGISTER OF DEEDS

CATAWBA CO., N.C.

Ruth Mackie
 RUTH MACKIE - REGISTER OF DEEDS
 Recording Time, Book and Page

NO REVENUE

Excise Tax \$0.00

Tax Lot No. _____ Parcel Identifier No. _____
 Verified by _____ County on the _____ day of _____, 20____
 by _____

Mail after recording to Sigmon, Sigmon & Isenhower, PO Box 88, Newton, NC 28658

This instrument was prepared by W. Gene Sigmon

004244

Brief Description for the index

034439

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made 12/29/2000, by and between

GRANTOR

Clyde Eugene Fox and wife, Catherine H. Fox
 Route 4, Box 605
 Conover, NC 28613

GRANTEE

Darrin Craig Lackey
 260 Taylorsville Beach Court
 Taylorsville, NC 28681

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 Clines Township, Catawba County, North Carolina and more particularly described as follows:

FIRST TRACT:

BEGINNING at a stake in the eastern margin of a road, southwest corner of Lot # 7, and runs thence with the southern line of said Lot #7, North 33° East 2160 feet to a stake at the edge of the Catawba River, the northeast corner of Lot #7; thence with the river the following calls: South 78° 39' East 100 feet; ~~South 36° 28' East 288 feet~~; South 36° 28' East 288 feet; South 14° 51' East 613 feet; South 0° 08' West 556 feet; thence, leaving the river, South 72° 59' West 129 feet to a stake in the line of Lot #5; thence North 57° West 300 feet to a Walnut; thence South 44° West 1356 feet to a stake in the eastern margin of a road, a corner of Lot #5; thence with the margin of said road South 29° 41' East 164 feet to a stake; thence crossing the road South 29° 41' East 50 feet to a stake, corner of Lot #5; thence South 87° 51' West 300 feet to a stake; thence South 4° 30' West 188 feet to a stake; thence South 52° 43' West 358 feet to a stake; thence North 8° 20' West 860 feet to a rock; thence North 77° 06' East 187 feet to a stake; thence North 23° 40' West 267 feet, crossing the road, to a rock; thence South 88° East 264 feet to the point of Beginning, containing 47 acres, and being Lot #4 of the property formerly belonging to J. M. and H. L. Arndt, as surveyed and platted by S. W. Laughlin on October 14, 1920, a plat of which is recorded in Plat Book 1, Page 32, Catawba County Registry.

This description is subject to any water rights which the Power Company may have.

SECOND TRACT:

All that property conveyed to the Grantors herein from Crescent Land & Timber Corporation and Duke Power Company by deed recorded in Book 1053 at Page 252, Catawba County Public Registry, which deed is incorporated herein by reference for a more complete description.

However, excepted from and not included in this conveyance is that tract consisting of approximately five acres, more or less, which the predecessors of title have previously conveyed to other parties.

That the person preparing this deed did not perform any title examination work, nor certify title in any way nor participate in any closing related to the transaction involving this instrument.

This Deed is being re-recorded to correct the legal description.

W. Gene Sigmon
 W. Gene Sigmon

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1537, Page 368.

A map showing the above described property is recorded in Map Book , Page .

BOOK 2243 PAGE 314

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)

Clyde Eugene Fox (SEAL)
Clyde Eugene Fox

By: _____

Catherine H. Fox (SEAL)
Catherine H. Fox

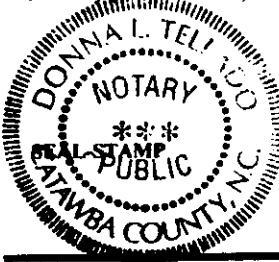
President

ATTEST:

(SEAL)

(SEAL)

Secretary (Corporate Seal)



NORTH CAROLINA, Catawba County.

I, the undersigned, a Notary Public of the County and State aforesaid, certify that Clyde Eugene Fox, and Catherine H. Fox Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 12/2/2000.

My commission expires 12/2/2000 Donna L. Tellado Notary Public

SEAL-STAMP

NORTH CAROLINA, Catawba County.

I, the undersigned, a Notary Public of the County and State aforesaid, certify that, personally came before me this day and acknowledged that he/she 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 him/her as its Secretary. Witness my hand and official stamp or seal, this 1/1/.

My commission expires 1/1/ Notary Public

The foregoing Certificate(s) of Donna L. Tellado, a Notary Public of Catawba 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.

RUTH MACKIE

REGISTER OF DEEDS FOR

Catawba

COUNTY

By

Ruth Mackie

XXXXXX Register of Deeds.
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FILED
RUTH MACKIE

2001 FEB 19 PM 1 34

STATE OF NORTH CAROLINA
CATAWBA COUNTY

RE-RECORD

REGISTER OF DEEDS
CATAWBA CO., N.C.

Filed for re-recording this 19th day of February,
2001 at 1:34 P.M. and re-recorded in the office
of the Register of Deeds of Catawba County, NC in
Book 2251 at Page 164.

Ruth Mackie

RUTH MACKIE - REGISTER OF DEEDS

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