

Return to L. F. Hamrick
Mail To: Grantees Address: 1218 Brookwood Road, Shelby, North Carolina 28150
WARRANTY DEED-Form WD-502 BOOK 15-Page 174 Printed and for sale by James Williams & Co., Inc., Yadkinville, N. C.
STATE OF NORTH CAROLINA, Cleveland County.
THIS DEED, Made this 21st day of August, 1975, by and between M.D. Cabaniss, Jr. and wife, Joann C. Cabaniss; R. Donald Gold and wife, Veva C. Gold; and J. Glenn Wall and wife, Kathryn M. Wall
of Cleveland County
and state of North Carolina, hereinafter called Grantor, and James W. Ramsey and wife, Catherine L. Ramsey

called Grantee. of Cleveland County and State of North Carolina, hereinafter

WITNESSETH: 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 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 Number Six (6) Township, Cleveland County, North Carolina, described as follows:

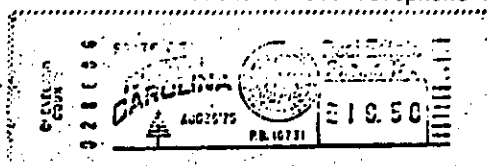
Being located about three miles North of the City of Shelby, North Carolina and being part of what was originally known as the F. F. Cline property, and lying on the East side of the Shelby-Double Shoals Road, being Road Number 1005, and also on the East side of the creek, and being bounded on the West by the aforesaid Road, and creek and on the North and East by the J. S. Cline property and on the South by the James W. Sheppard property, and being described by metes and bounds as follows:

BEGINNING on a stake in the creek, formerly corner of Mills Cline and George Moore, and now J. S. Cline corner in the East line of the Frank Avett property; and being the Northwest corner of the Payseur property; and also being located South 18 West 269.5 feet down the creek from an iron pin on the creek, Avett's Northeast corner; and runs thence from said point of beginning with the Cline line, South 73½ East 24 poles to a stone and iron pin, an old corner being the Northeast corner of the Payseur property; thence with the old line, South 29½ West 115 poles to a stone and iron pin on the branch, an old corner, and the beginning corner of the James W. Sheppard property as described in the deed recorded in Book 10-S, page 259, Cleveland County Registry; and runs thence with the old line and the Sheppard line, North 45½ West 10 ¾ poles to a stake below the bridge in the Shelby-Double Shoals Road as presently located, an old corner, being the Southwest corner of the Payseur property; thence running with the said road, North 7 West 5 poles to a point in the road, a corner of the small triangular strip sold to Burgin Whitaker and wife, Elsie Whitaker, by deed dated August 17, 1953, recorded in Book 6-U, page 632, now the Jack Morrison corner; thence running with the road and the East line of the aforesaid triangular strip of land, North 12 West (77/77 Feet) to a stake in the center of the creek under the center line of the bridge, the Southwest corner of the Frank Avett and wife, Orlan Avett property, as described in the deed recorded in Book 10F, page 498, Cleveland County Registry; thence running with the center of the creek, as it meanders, and the East line of the Avett property as follows: North 53 - 45 East 166 feet; North 16 West 217 feet; North 3 - 20 West 100 feet; North 31 - 30 East 92.5 feet; North 40 East 133 feet; North 26 - 15 East 140 feet; North 28 East 396 feet; North 62 East 273.9 feet; North 26 East 66 feet to a stake in the creek, the point of BEGINNING, containing 21 acres, more or less.

Title Reference: Deed Book 15-H at page 653 of the Cleveland County Registry.

This conveyance is made subject to an easement to Southern Bell Telephone and Telegraph Company.

CLEVELAND CO., N.C.
FILED
AUG 26 4 28 PM '75
RALPH J. TUCKER
REGISTER OF DEEDS



(Continued On Reverse Side)

153/774

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 thereto 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.

<u>M. D. Cabaniss, Jr.</u> (SEAL)	<u>Joann C. Cabaniss</u> (SEAL)
<u>R. Donald Gold</u> (SEAL)	<u>Joann C. Cabaniss</u> (SEAL)
<u>J. Glenn Wall</u> (SEAL)	<u>Veva C. Gold</u> (SEAL)
<u>Kathryn M. Wall</u> (SEAL)	<u>Veva C. Gold</u> (SEAL)

STATE OF NORTH CAROLINA, Cleveland COUNTY.

I, Maxine C. Raynor, a Notary Public of said County, do hereby certify that M. D. Cabaniss, Jr. and wife, Joann C. Cabaniss; R. Donald Gold and wife, Veva C. Gold; and J. Glenn Wall and wife, Kathryn M. Wall

Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed.

Witness my hand and notarial seal, this the 25th day of August, 1975.
 My Commission Expires: September 15, 1979 Maxine C. Raynor, N.P. (SEAL)

STATE OF NORTH CAROLINA, Cleveland COUNTY.

I, Maxine C. Raynor, a Notary Public of said County, do hereby certify that M. D. Cabaniss, Jr., and wife Joann C. Cabaniss; R. Donald Gold and Wife Veva C. Gold; and Glenn Wall and wife, Kathryn M. Wall

Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed. Kathryn M. Wall
 Witness my hand and notarial seal, this the 25th day of August, 1975.
 My Commission Expires: September 15, 1979, N.P. (SEAL)

STATE OF NORTH CAROLINA, Cleveland COUNTY.

The foregoing certificate(s) of Maxine C. Raynor a N.P. for said County and State
 is (are) certified to be correct. This instrument was presented for registration this 26 day of August, 1975
 at 4:28 P.M., and duly recorded in the office of the Register of Deeds of Cleveland County,
 North Carolina, in Book 152, Page 774.

This the 26 day of August, A. D., 1975.

Ralph J. Hamrick By L. T. Hamrick
 Register of Deeds Assistant, Deputy Register of Deeds

This Deed drawn by L. T. Hamrick, Hamrick, Mauney & Flowers, Attorneys, Shelby, N. C.

Prepared by:
HARRICK MAUNEY & FLOWERS
 ATTORNEYS
 Shelby, N. C.

Consideration . . . \$10.00 et al
 Dated 21st day of August, 1975.

James W. Ramsey and wife,
 Catherine L. Ramsey

TO

M. D. Cabaniss, Jr. and
 others

Warranty Deed

Deeds 1950