

Deed Book Index

TIP No: 020142	Project No: 17bp.11.r.133	County(s): ALLEGHANY
Project Description:	Replace bridge 142 over Potato Creek on SR 1319	

Property Owners	Deed Book / Page Num	Page Num
Mr. Forrest L Appleby, III & Adria M Appleby	277 / 1100	1~3
Mr. Bruner L Sides & Linda F Sides	361 / 105	4~6

BK:00277 PG:1100

FILED
ALLEGHANY COUNTY
LIZABETH REEVES ROUPE
REGISTER OF DEEDS

FILED Dec 30, 2004
AT 04:02:30 pm
BOOK 00277
START PAGE 1100
END PAGE 1102
INSTRUMENT # 02000

Alleghany County 12-30-2004
NORTH CAROLINA
Real Estate
Excise Tax \$310.00

Excise Tax \$ 310.00 Recording Time, Book and Page
Mail after recording to TAX INFORMATION RECORDED
ALLEGHANY TAX COLLECTOR

This instrument was prepared by:
Edmund I. Adams, Attorney at Law, P.O. Box 97, Sparta, North Carolina, 28675

Return to:
Edmund I. Adams, Attorney at Law, P.O. Box 97, Sparta, North Carolina, 28675

Brief description for the Index: Parcel ID #3032-57-6442-S

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 30th. day of December, 2004, by and between

GRANTOR	GRANTEE
C. G. BILLINGS and wife, MARTHA J. BILLINGS	FORREST L. APPLEBY, III and wife, ADRIA M. APPLEBY
	6500 Chestnut Grove Lane Charlotte, NC 28210

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 the 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, that certain lot or parcel of land situated in the Town of Piney Creek Township, Alleghany County, North Carolina and more particularly described as follows:

See attached Schedule "A" for legal description.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 247 , at Page 866 of the Alleghany County 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:

1. Any and all easements and rights-of-way 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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

C. G. Billings (SEAL)
C. G. Billings

Martha J. Billings (SEAL)
Martha J. Billings

STATE OF NORTH CAROLINA , ALLEGHANY COUNTY

SEAL-STAMP



I, a Notary Public of the County and State aforesaid, certify that C. G. BILLINGS and wife, MARTHA J. BILLINGS, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 30th. day of December, 2004.

Judy S. Webb
NOTARY PUBLIC

My Commission Expires: 06-24-2008

The foregoing certificate(s) of _____

is/are certified to be correct. This is and Page shown on the first page here

By _____

NORTH CAROLINA - ALLEGHANY COUNTY

The foregoing / notary certificate (s) of
Judy S. Webb
Notary Public - Alleghany County, North Carolina

is (are) certified to be correct.

LIZABETH REEVES ROUPE

By Debbie Carico
Assistant/Deputy

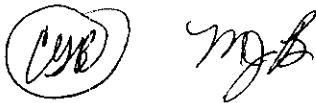
_____ he date and time and in the Book

_____ stant-Register of Deeds

_____ COUNTY

SCHEDULE "A"

BEGINNING on a point in the centerline of N.C.S.R. #1319 (Piney Post Office Road), corner of C. G. Billings; thence leaving said road and with the line of Billings, North 29° 47' 39" East, passing a new $\frac{3}{4}$ " iron set at 29.01 feet, for a total distance of 403.42 feet to a new $\frac{3}{4}$ " iron pipe near 12" maple; thence continuing with the line of C. G. Billings, South 83° 07' 02" East 2,082.47 feet to a new $\frac{3}{4}$ " iron pipe; thence South 04° 43' 00" West 190.90 feet to an existing iron at a post, corner of property of the Marilyn C. Gotschall Trust; thence with the line of the Gotschall Trust property, South 58° 54' 00" West 578.57 feet to a spike in oak stump; thence South 85° 53' 00" West 482.67 feet to a spike in double Spanish oak stump; thence South 64° 53' 00" West a total of 710.09 feet to a point in the centerline of N.C.S.R. #1319 (Piney Post Office Road); thence with the centerline of N.C.S.R. #1319 (Piney Post Office Road), the following ten (10) courses and distances: (1) North 24° 34' 00" West 96.64 feet to a point; (2) North 22° 16' 00" West 174.10 feet to a point; (3) North 29° 23' 00" West 107.68 feet to a point; (4) North 39° 29' 00" West 75.47 feet to a point; (5) North 47° 57' 00" West 109.53 feet to a point; (6) North 51° 19' 00" West 150.23 feet to a point; (7) North 49° 04' 00" West 87.91 feet to a point; (8) North 53° 12' 00" West 61.02 feet to a point; (9) North 61° 01' 00" West 78.81 feet to a point; (10) North 60° 41' 00" West 48.91 feet to the point and place of BEGINNING, containing 31.00 acres, more or less, as shown on the plat thereof entitled as "Survey For Adria Appleby", prepared by Andrews & Hobson Surveyors, Drawing No. 5013, dated December 08, 2004.

The block contains two handwritten signatures. The first signature, on the left, is enclosed in a circle and appears to be 'CUB'. The second signature, on the right, is 'MJB'.

FILED
ALLEGHANY COUNTY NC
LIZABETH REEVES ROUPE
REGISTER OF DEEDS
FILED Sep 04, 2013
TIME 04:19:29 pm
BOOK 00361
START PAGE 0105
END PAGE 0107
INSTRUMENT # 01805

EXCISE TAX \$780.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 780.00
Parcel Identifier No. 3032361525
By: _____
TAX INFORMATION RECORDED
ALLEGHANY TAX COLLECTOR County on the 4th day of September, 2013

Mail/Box to: Donna L. Shumate, 83 S. Main St., Sparta, NC 28675
This instrument was prepared by: Donna L. Shumate, 83 S. Main St., Sparta, NC 28675
Brief description for the Index: UNIT 131.43 acres Piney Creek NC,

THIS DEED made this 4th day of September, 2013 by and between	
GRANTOR	GRANTEE
Gary Lee Sides 1554 US HWY 21 North Sparta, NC 28675	Bruner L. Sides and wife Linda F. Sides 68 Reeves Ridge Rd. Sparta, NC 28675

Enter in appropriate block for each Grantor and Grantee: name, mailing 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 _____, Piney Creek Township, Alleghany County, North Carolina and more particularly described as follows:

See Attached Schedule A.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 239 page 662.

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

A map showing the above described property is recorded in Plat Book _____ page _____.

NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010
Printed by Agreement with the NC Bar Association

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, other than the following exceptions: Any and all easements and rights of way of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

_____	<u>Gary Lee Sides</u> (SEAL)
(Entity Name)	Print/Type Name: Gary Lee Sides
By: _____	_____ (SEAL)
Print/Type Name & Title: _____	Print/Type Name: _____
By: _____	_____ (SEAL)
Print/Type Name & Title: _____	Print/Type Name: _____
By: _____	_____ (SEAL)
Print/Type Name & Title: _____	Print/Type Name: _____

State of NC - County or City of Alleghany

I, the undersigned Notary Public of the County or City of Alleghany and State aforesaid, certify that Gary L. Sides 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 stamp or seal this 4th day of September, 2013.

My Commission Expires: Dec 17, 2016

(Affix Seal)

ANGELA S. CLEMONS
Notary Public
Alleghany County, NC

Angela S. Clemons
Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____

(Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____

(Affix Seal)

Notary Public
Notary's Printed or Typed Name

SCHEDULE "A"

BEGINNING on a driven nail in the center of NCSR #1319 (Piney Post Office Road), corner of Anne B. Levkoff; thence with the center of said road, the following courses and distances: South 62° 15' 01" East 12.92 feet to a nail; South 60° 55' 35" East 64.19 feet to a nail; South 54° 34' 11" East 48.55 feet to a nail; South 49° 44' 37" East 90.12 feet to a nail; South 51° 43' 26" East 158.71 feet to a nail; South 49° 51' 29" East 102.87 feet to a nail; South 39° 24' 49" East 78.01 feet to a nail; South 32° 22' 31" East 82.10 feet to a nail; South 23° 48' 04" East 134.15 feet to a nail; South 21° 11' 37" East 84.37 feet to a nail; South 26° 17' 53" East 120.37 feet to a nail; thence leaving said road, South 06° 05' 24" West 626.43 feet to a 5/8" rebar at post west of road, corner of Hugh C. Hash; thence with the line of Hash, North 81° 40' 18" West 3,917.17 feet to a 5/8" rebar at fence corner, corner of Jesse Osborne; thence with the Osborne line, North 04° 47' 48" East 838.86 feet to a 5/8" rebar at fence corner; thence continuing with the line of Osborne, South 88° 55' 33" West 234.44 feet to a 5/8" rebar in fence; North 06° 22' 44" East 887.05 feet to a 5/8" rebar at fence corner, corner of Jesse Osborne and Jay D. Rupard; thence with the line of Rupard, North 87° 36' 30" East 1084.97 feet to a 5/8" rebar at fence corner; South 41° 45' 03" East 668.30 feet to a 3/4" pipe at fence corner; South 02° 18' 03" East 266.75 feet to a 5/8" rebar at fence corner; corner of Anne B. Levkoff; thence with the line of Levkoff, North 77° 30' 36" East 629.50 feet to a 5/8" rebar in fence at dogwood; South 83° 08' 38" East 115.59 feet to a 15" maple; South 67° 05' 27" East 157.17 feet to a 30" red oak; South 56° 07' 37" East 307.39 feet to a 3/4" pipe at marked post; South 64° 38' 54" East 116.04 feet to a rebar at post; South 69° 24' 25" East 146.74 feet to a 5/8" rebar at turn in fence; North 66° 03' 08" East 32.25 feet to a 5/8" rebar at turn in fence; thence South 88° 27' 47" East 456.82 feet to the BEGINNING, containing 131.43 acres, more or less, as shown on the plat thereof entitled as "Boundary Survey For Raline Barr Elledge Heirs", made by Lands End Surveying, Drawing No. 01-030, dated 6/18/2001.