#### DEED & PLAT BOOK

PROJECT NUMBER: 38414.1.2

TIP NUMBER: B-4571

COUNTY: Lincoln

ROUTE: NC Highway 182

Replace Bridge Number 7 on NC Highway
182 over Indian Creek

March 2017

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#### **Deed Book Index**

TIP No: B-4571 Project No: 38414.1.2 County(s): LINCOLN

Project Bridge 7 over Indian Creek on NC 182

**Description:** 

<b>Property Owners</b>	Deed Book / Page Num	Page Num
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Beam Landholding LLC	2558 / 958	6
Mrs. Haley B. Dean	2194 / 815	15
Mrs. Kathy H. Hull	2445 / 960	17
Mr. and Mrs. Jimmy R. Lail	1652 / 502	20
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#### **Plat Book Index**

TIP No: B-4571 Project No: 38414.1.2 County(s): LINCOLN

Project Bridge 7 over Indian Creek on NC 182

**Description:** 

<b>Property Owners</b>	Plat Book / Page Num	Page Num
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## 004575

17.00

Prepared by Robert C. Powell, Attorney, P.O. Box 1587, Lincolnton, NC 28093

Mail after recording to Robert Wayne Avery, 843 Newton Lane, 28092

#### **NORTH CAROLINA**

## WARRANTY DEED

#### LINCOLN COUNTY

THIS WARRANTY DEED, made this \_\_\_ day of March, 2002, by and between ROBERT WAYNE AVERY II, the Grantors, of Lincoln County, North Carolina, and ROBERT WAYNE AVERY and wife LANA J. AVERY, of Lincoln County, North Carolina, the Grantees;

#### WITNESSETH:

That the Grantors, for and in consideration of the sum of love and affection, and other good and valuable considerations to them in hand paid by the Grantees, the receipt of which is hereby acknowledged, have given, granted, bargained, sold and conveyed, and by these presents do give, grant, bargain, sell, convey and confirm unto the Grantees, their heirs and successors and assigns, those certain premises located in Howards Creek Township, Lincoln County, North Carolina, described as follows:

BEING all that certain parcel of land located in Howards Creek Township, Lincoln County more particularly described in accordance with an actual survey prepared by Gene Ross, Registered Surveyor, dated December 24,1991 as follows:

BEGINNING at a point in the center of Indian Creek, a corner with David L.Sain and runs with the line of David L. Sain North 70 deg. 17 min. 05 sec. East 540.06 feet to an iron (said iron being located South 70 deg. 17 min. 05 sec. West 47.36 feet from an old stone); thence four lines with William E. Hoover as follows: South 13 deg. 28 min. East 121.72 feet to an iron; thence North 76 deg. 32 min. East 9.50 feet to a point in the center of a branch; thence with the center of the branch South 01 deg. 18 min. 32 sec. East 420.94 feet to another point in the center of the branch; thence leaving the branch South 69 deg. 00 min. 56 sec. East (passing an iron on the right of way of the road) 221.67 feet to a point in the center of State Road 182; thence with the center of State Road 182 South 42 deg. 25 min. 34 sec. West 170.25 feet to a point in the center of the bridge where the centerline of Indian Creek intersects the centerline of N.C. Highway 182; thence with the centerline of Indian Creek fourteen courses and distances as follows: North 81 deg. 51 min. 22 sec. West 206.45 feet; South 76 deg. 42 min. 04 sec. West 165.39 feet; South 80 deg. 48 min. 31 sec. West 149.99 feet; South 29 deg. 48 min. 31 sec. West 130.26 feet; South 05 deg. 16 min. 47 sec. West 116.77 feet; South 60 deg. 39 sec. West 56.50 feet; North 74 deg. 44 min. 07 sec. West 81.67 feet; North 00 deg. 06 min. 51 sec. East 119.79 feet; North 19 deg. 53 min. 49 sec. East 229.60 feet; North 50 deg. 04 min. 09 sec. West 69.19 feet; North 21 deg. 39 min. 54 sec. East 190.42 feet; North 40 deg. 16 min. West 133.63 feet; North 10 deg. 46 min. 03 sec. West 104.55 feet and North 45 deg. 51 min. 28 sec. East 102.60 feet to the point of BEGINNING, containing 10.02 acres. The foregoing is conveyed expressly subject to that portion of the right of way of N.C. Highway 182 that may lie within the above described property. Title reference, see deed recorded in Book 363 at page 335 and deed recorded in Book 783 at page 209 in the Lincoln County Public Registry.

This property was conveyed to the Grantor by the Grantees in Deed recorded in Deed Book 1184 Page 311 of the Lincoln County Registry and is being reconveyed to said Grantees.

TO HAVE AND TO HOLD the above-described premises, together with all the appurtenances thereunto belonging or in any wise appertaining, unto the Grantees, their heirs and/or successors and assigns forever.

And the Grantors covenant that they are seized of said premises in fee and have 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 they will warrant and defend the said title to the same 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:

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 WHERE	OF, the Grantors have hereunto set their hands and seals the day and
year first above written.	ROBERT WAYNE AVERY II

STATE OF NORTH CAROLINA COUNTY OF

I, <u>Routise S. Real</u>, a notary public in and for said county and state, hereby certify that Robert Wayne Avery II personally appeared before me this day, and being by me duly sworn, acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal thisday of	w, 2 <del>002</del> . who who
Suive e	Seal - non-
Notary Public  My Commission expires:	
01-06-2010	
STATE OF NORTH CAROLINA COUNTY OF	

The foregoing certificate(s) of \_\_\_\_ **FILED** is certified to DATE 3/22/2006 registered at the date and time and in the Bo 10:45 AM TIME: This day of 1797 BOOK PAGE 397 By: ELAINE N. HARMON Deputy/Ass't Regi Register of Deeds REGISTER OF DEEDS LINCOLN COUNTY, NC

BK 2558 PG 958 - 966 (9)

This document presented and filed: 12/14/2015 02:26:06 PM

DEED

Transfer Tax: \$0.00 Fee \$26.00

541465

Lincoln County North Carolina Danny R. Hester, Register of Deeds

\$24.10pd (9) NORTH CAROLINA GENERAL WARRANTY DEED Excise Tax: \$0.00 Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_ By: Mail after recording to: Grantee This instrument was prepared by: The Deaton Law Firm, PLLC - PO Box 2459, Denver, NC 28037 (WLD) (pbk) Brief description for the Index: Multiple Parcels THIS DEED made November 10, 2015, by and between GRANTEE GRANTOR JOHN P. BEAM, JR., and wife, BEAM LANDHOLDING, LLC BARBARA B. BEAM Address: 3058 Johnstown Road Address: 3058 Johnstown Road Cherryville, NC 28021 Cherryville, NC 28021 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 , North Brook Township, LINCOLN County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A"

If box to left of this sentence is checked, the above-referenced real property is or includes the primary residence of a Grantor herein.

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:

All valid and enforceable easements, restrictions, reservations, rights of way and other conditions which may appear in the record chain of title.

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

John P. Beam, Jr.

(SEAL)

Barbara B. Beam

SEA NEDAY P

STATE OF NORTH CAROLINA - COUNTY OF LINCOLN

the undersigned, a Notary Public of the County and State aforesaid, certify that JOHN P. BEAM, JR. and wife, BARBARA B. BEAM, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 1044 day of

November, 2015.

My commission expires: 11-24-2015

Notary Public -

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#### EXHIBIT "A"

#### **Parcel 12269**

FIRST TRACT: All that certain tract or parcel of land lying and being in North Brook Township, approximately seven (7) miles North of the Town of Cherryville on the East side of an unpaved road leading to Flay from N. C. State Highway #182, and described in accordance with a survey and plat by Hoke S. Heavner, County Surveyor, as follows:

BEGINNING at a stone, control corner in line of Cohn Eaker, said Beginning point being the common corner of R. L. Leonhardt and J. F. Leonhardt and runs thence with line of R. L. Leonhardt, South 79 deg. 30 min. West 1,486.2 feet to a point in the center of said unpaved road, Northeast corner of Dewey Leonhardt; thence with line of Dewey Leonhardt and said unpaved road South 10 deg. 15 min. East 761 feet to a point in said unpaved road in line of Atkin Hoyle; thence with line of Atkin Hoyle North 80 deg. East 1,448 feet to a stone; thence continuing with line of Atkin Hoyle 09 deg. West 775.9 feet to the BEGINNING, containing 25.82 Acres, more or less, the same being Lot No. Four (4) of the J. F. Leonhardt lands.

For Title Reference see deed recorded in Book 844 at Page 274, Lincoln County Public Registry.

#### **Parcel 12378**

SECOND TRACT: BEING all that certain 8 ACRE tract of land, more or less, located in North Brook Township, Lincoln County and being all the lands owned by R. L. Leonhardt, lying South of State Road Number 1164 (Cohn Eaker Road) and being joined on the South and West by Robert L. Leonhardt; on the North by State Road Number 1164 and on the East by Cohn Eaker, being part of and carved out of the deed dated May 15, 1946 and recorded in Book 248 at Page 183 in the Lincoln County Public Registry.

For Title Reference see deed recorded in Book 844 at Page 274, Lincoln County Public Registry.

The foregoing is conveyed expressly subject to a Boundary Line Agreement dated January 2, 1973 and recorded in Book 501 at Page 285 in the Lincoln County Public Registry.

#### Parcel 90506 and 10830

BEING all that certain parcel of land located in North Brook Township, Lincoln County, North Carolina, and being more particularly described in accordance with a survey and plat prepared by Hoke S. Heavner, Registered Surveyor, dated April 11, 1963, as follows:

BEGINNING at a point in the centerline of N.C. Highway #1166, a common corner with M.W. Leonhardt on J.B. Beam's line and runs thence with the line of J.B. Beam South 25 deg. 30 min. East 882.7 feet to a post oak on the Easterly side of said Highway, said post oak being a common corner with J.P. Beam; thence with the line of J.P. Beam South 71 deg. 30 min. East 1031.2 feet to a stake; continuing thence with the J.P. Beam line and running South 11 deg. 30 min. West 115.5 feet to a stone; thence again with J.P. Beam a line running South 67 deg. 45 min. East (crossing over N.C. Highway Nos. 1167 and 1168) 2653.0 feet to a stake on Mary S. Wise's line; thence with Mary S. Wise, and running North 18 deg. East 676.5 feet to a stake on Wise's line; continuing thence with Wise, and running North 32 deg. 15 min. East 738 feet to a point in the centerline of Indian Creek, Sain's line; following thence the meanders of Indian Creek and running in a Northerly direction with the centerline of the Creek for a distance of 1975 feet, more or less, to the intersection formed by the crossing of the centerline of said Indian Creek with the Southerly line of the lands of M.W. Leonhardt; leaving thence the waters of Indian Creek and running with the line of Leonhardt, five (5) courses as follows: South 70 deg. 30 min. West 396.0 feet to a stake; thence North 07 deg. West 66 feet to a stake; thence South 70 deg. West 1559 feet to a stone; thence running South 19 deg. East 99 feet to a stone, a control corner; thence a line running North 85 deg. 45 min. West 2248 feet, (crossing over N. C. Highway No. 1167) to the point and place of BEGINNING, and containing approximately 151.2 Acres, being the same more or less.

For Title Reference see Deed Book 1148 at Page 640 in the Lincoln County Public Registry.

#### **Parcel 12275**

BEGINNING at a point in the centerline of N.C. Highway 182, Stowe Leonhardt's corner (now or formerly), said point being North 56 deg. 00 min. 12 sec. East 194.26 feet from the intersection of the centerline of N.C. Highway 182 with the centerline of N.C. State Road 1167, and running thence three lines with Leonhardt (now or formerly) as follows: (1) South 35 deg. 16 min. 41 sec. East, passing a 1/2" rebar set 29.07 feet, a total distance of 408.77 feet to a ½" rebar set, (2) North 71 deg. 18 min. 37 sec. East 154.90 feet to a new ½" rebar set, and (3) North 15 deg. 19 min. 19 sec. West, passing a ½" rebar set at 443.31 feet, a total distance of 474.54 feet to a point in the centerline of N.C. Highway 182; thence with the centerline of N.C. Highway 182, South 56 deg. 00 min. 12 sec. West 310.49 feet to the BEGINNING, containing 2.30 acres, more or less, as shown on plat of survey by Keith F. Lackey, R.L. S., dated November 5, 1988.

#### **Parcel 89923**

#### TRACT ONE:

BEGINNING at a spike located in the center of State Road No. 1168, said point of BEGINNING being located the following four (4) courses and distances from a spike located at the intersection of the centerline of State Road No. 1168 with the centerline of State Road #1166 as follows: (1) North 22 deg. 36 mm. 29 sec. East 465.12 feet; (2) North 24 deg. 29 mm.02 sec. East 105.96 feet; (3) North 28 deg. 44mm. 00 sec. East 102.93 feet; and (4) North 38 deg. 56 mm. 33 sec. East 150.97 feet, and running from said point of beginning with the centerline of State Road 111168 the following six (6) courses and distances as follows: (1) North 45 deg. 10 mm. 48 sec. East 345.57 feet to a spike; (2) North 43 deg. 02 rain. 29 sec East 97.29 feet to spike; (3) North 39 deg. 48 mm. 10 sec. East 98.42 feet to a spike; (4) North 36 deg. 03 mm. 17 sec. East 100.32 feet to a spike; (5) North 32 deg. 11mm. 41 sec. East 103.94 feet to a spike; and (6) North 29 deg. 23mm. 00 sec. East 242.08 feet to a spike located in the center of State Road #1168; thence a new line South 67 deg. 58 mm. 56 sec. East 39.82 feet to a point located near the eastern edge of State Road #1168; thence South 30 deg. 30 mm. 00 sec West 337.18 feet to a point; thence South 40 deg. 30 mm. 00 sec West 495.00 feet to a point; thence South 59 deg. 48 mm. 35 sec. West 175.89 feet to the point and place of BEGINNING, containing .726 acre, more or less. For Title Reference, see Deed Book 2167 at Page 116 in the Lincoln County Public Registry.

#### TRACT TWO:

All that certain piece, parcel or tract of land, situate, lying and being in North Brook Township, Lincoln County, North Carolina, and adjoining the lands of Flay Sain, Ed Dellinger, Webb Beam, George Beam, Jr. and the Flint Hill Road and more particularly described by metes and bounds, in accordance with a plat prepared by Hoke S. Heavner, Registered Surveyor, dated June 1, 1958, as follows:

BEGINNING at a stone, George Beam, Jr. and Guy R. Beam's old corner, and runs thence with George Beam, Jr.'s property, South 09 deg. East 775.5 feet to a post oak, George Beam, Jr. and Webb Beam old corner; thence with Webb Beam's property, two calls as follows: North 88 deg. East 420.7 feet to a Spanish Oak; thence South 85 deg. East 569.2 feet to an iron stake, Webb Beam and Ed Dellinger's property, North 22 deg. 30 min. East 1815 feet to a dogwood; thence South 77 deg. East 123.8 feet to a stone, Ed Dellinger and Flay Sain old corner; thence with Flay Sain's property North 22 deg. East 1303.5 feet to a stake on the South edge of the Creek; thence up the Creek, as it meanders, 1560 feet, more or less, to a stake located on the east edge of the Flint Hill Road, said stake located near the east edge of the bridge crossing the creek; also J. P. Beam's old corner; thence with J. P. Beam and George Beam, Jr.'s property, South 30 deg. West 967.5 feet to an iron stake; thence South 43 deg. West 600 feet to an iron stake on the East edge of the Flint Hill Road; also, George Beam, Jr.'s corner; thence, continuing with George Beam, Jr.'s property, South 25 deg. 15 min. West, crossing the Flint Hill Road 680 feet to an iron stake on the west edge of said road; thence, continuing with George Beam, Jr.'s property, South 80 deg. East, crossing the Flint Hill Road, 330 feet to an iron stake, the point of BEGINNING, containing 98 ACRES, more or less.

For Title Reference, see Deed Book 715 at Page 598 in the Lincoln County Public Registry.

LESS AND EXCEPTING that property conveyed from John P. Beam, Jr. and wife Barbara Beam to Matthew W. Warren and wife, Laura B. Warren executed the 11<sup>th</sup> day of June, 2010, and recorded in Book 2194, Page 250 and more particularly described as follows:

BEGINNING at a point in the eastern margin of Johnstown Road, SR #1168, said point being located North 29 deg. 36 min. 46 sec. East 889.85 feet from a pk nail set at the intersection of Johnstown Road and Ishmael Beam Road, SR # 1166; and runs thence from said Beginning point North 45 deg. 41 min. 34 sec. East 30.00 feet to a point in the centerline of Johnstown Road; thence following the centerline of Johnstown Road North

45 deg. 10 min. 16 sec. East 94.36 feet to an unmarked point; thence North 45 deg. 09 min. 36 sec. East 128.00 feet to an unmarked point; thence North 44 deg. 26 min. 52 sec. East 85.38 feet to an unmarked point; thence North 42 deg. 18 min. 51 sec. East 99.93 feet to a point, common corner with John P. Beam, Jr., Book 645, Page 182; thence with Beam South 47 deg. 29 min. 21 sec. East 307.97 feet to a #4 pin; thence South 44 deg. 16 min. 07 sec. West, crossing a #4 pin at 100.00 feet, a total distance of 421.89 feet to a #4 pin; thence North 44 deg. 49 min. 44 sec. West 278.20 feet to the point and place of Beginning, containing 2.912 acres as taken from survey by Dedmon Surveys entitled "Exempt Plat for John P. Beam, Jr." dated June 2, 2010.

#### **Parcel 51287**

BEGINNING at a large hickory on the south side of the sand clay road and runs thence N 72 W 42 links to a stake (formerly a black oak) thence S 13 W 5.52 chains crossing a ditch to a stake near a large maple; thence a new line N 84 ½ E 11.27 chains to 3 stones on the west side of a road; thence N 13 ½ E 18.75 chains to a stone on the bank of Indian Creek; thence down said creek S 70 E 5.00 chains to a stone; thence N 53 ½ E 8.00 chains to a stone; thence N 71 E 6.57 chains to a stone; thence N 87 E 10.75 chains to a stone; thence N 31 W 10.12 chains to a stone; thence S 83 ¼ W 18.25 chains to a dogwood; thence N 63 W 4.25 chains to a W.O.; thence S 32 ¼ W 20.82 chains to a stone; thence S 17 W 10.12 chains to the place of beginning, containing 48.50 acres be the same more or less

#### **Parcel 51286**

Another tract East of this one; BEGINNING at a stone at the bridge over Indian creek and runs thence S 86 ½ W 7.38 chains to a stone; thence S 4/12 W 5.00 chains to a stone; thence S 41 E 14.25 chains to a stone on the bank of Indian Creek, thence up said creek as it meanders to the beginning, containing 9.50 acres be the same more or less.

As well as Grantors' interest in the following, if any:

H.W. Wooley and wife, O.M. Wooley; to C.G. Sain, a certain parcel of land on the north side of Indian Creek, same being all the land we own on the north bank of said creek and the new ditch recently cut, as recorded in Book 119, Page 31 of the Lincoln County Public Registry.

For Title Reference, see Deed Book 1355 at Page 394 in the Lincoln County Public Registry.

#### **Parcel 12334**

Being all that certain tract of land located in North Brook Township, Lincoln County, North Carolina and being more particularly described in accordance with an actual survey prepared by Keith F. Lackey, Registered Surveyor, dated June 30, 1986 as follows:

BEGINNING at a point in the center of a bridge, being the exact point where the centerline of Indian Creek intersects with the centerline of N. C. Highway 182 and runs from said Beginning point four lines with the center of N.C. Highway 182 as follows: South 42 deg. 55 min. 18 sec. West 811.45 feet to a point; South 47 deg. 40 min. 02 sec. West 96 feet to a point; South 59 deg. 31 min. 52 sec. West 99.70 feet; and South 72 deg. 26 min. 22 sec. West 100.73 feet to another point in the center of said highway, a corner with Stowe Leonhardt; thence eight lines with Stowe Leonhardt as follows: South 34 deg. 03 min. 01 sec. East 368.59 feet; South 69 deg. 14 min. 45 sec. West 210.72 feet to a new iron pin; South 11 deg. 01 min. 23 sec. East 441.31 feet to a new iron pin; South 79 deg. 37 min. 14 sec. West 493.71 feet to a new iron pin; South 35 deg. 30 min. 37 sec. West 626.27 feet to a new iron pin; South 20 deg. 37 min. 25 sec. East 223.97 feet to a new iron pin; South 09 deg. 11 min. 59 sec. East 186.46 feet to a new iron pin; North 87 deg. 56 min. 18 sec. West 1, 168 feet a new iron pin in State Road No. 1167, another corner with Stowe Leonhardt; thence with State Road No. 1167 South 11 deg. 57 min. 07 sec. East (crossing State Road No. 1167) 780.01 feet to a new iron pin in the old line; thence five lines with Lewis Bess as follows: South 87 deg. 40 min. 28 sec. East (crossing State Road No. 1167) 1, 305.72 feet to an existing iron pin; thence North 29 deg. 44 min. 32 sec. East 99 feet to an iron pin; thence North 70 deg. 33 min. 36 sec. East 1,540.81 feet to a stone; thence South 03 deg. 36 min. 19 sec. East 62.32 feet to an existing iron pin; thence North 71 deg. 53 min. 41 sec. East 385 feet to a point in the center of Indian Creek; thence with the center of Indian Creek as it meanders 11 courses and distances as follows: North 10 deg. 55 min. 11 sec. West 185.53 feet; North 13 deg. 06 min. 57 sec. East 148.81 feet; North 04 deg. 09 min. 44 sec. East 338.97 feet; North 38 deg. 41 min. 13 sec. West 156.96 feet; North 05 deg. 12 min. 34 sec. West 262.31 feet; North 09 deg. 23 min. 42 sec. East 212 feet; North 07 deg. 26 min. 46 sec. West 160.04 feet; North 63 deg. 26 min. 03 sec. West 103.14 feet; North 27 deg. 17 min. 28 sec. West 63.71 feet;

North 11 deg. 07 min. 39 sec. West 1,030.73 feet and North 67 deg. 04 min. 43 sec. West 340 feet to the point of BEGINNING, containing 123.60 Acres, more or less.

THE FOREGOING is conveyed subject to that portion of the right of way of N. C. Highway 182 and State Road No. 1167 that may lie within the above described property.

For Title Reference, see Deed Book 649 at Page 311 in the Lincoln County Public Registry.

#### **Parcel 81875**

BEING all that certain parcel of land located in North Brook Township, Lincoln County, North Carolina, and being more particularly described in accordance with an actual survey prepared by Forest E. Ross, Jr., Registered Surveyor, dated July 29, 2003, as follows:

BEGINNING at an old stone, a corner with John P. Beam, Jr., and runs from said Beginning point with the line of John P. Beam, Jr. South 10 deg. 11 min. 17 sec. West 440.94 feet to an existing iron pin; thence South 12 deg. 30 min. West 166.57 feet to another point, a corner with John P. Beam, Jr., said point being located North 12 deg. 30 min. East 93.05 feet from an existing iron; thence six (6) lines with John P. Beam, Jr. as follows: South 80 deg. 30 min. West 891 feet to a point; thence South 25 deg. 30 min. West 156.75 feet to a point; thence North 60 deg. West 297 feet to a point; thence North 73 deg. 30 min West 206.25 feet to a point; thence North 20 deg. 30 min. East 419.10 feet to a point; thence North 64 deg. West 92.37 feet to a point in the center of the Johnstown Road (SR 1168); thence with the center of the Johnstown Road North 39 deg. 01 min. 29 sec. East 275.97 feet to another point in the center of the Johnstown Road, a new corner with J.P. Beam; thence three (3) new lines with J.P. Beam as follows: South 51 deg. 31 min. 51 sec. East, passing an iron on the right of way of the road, 141.07 feet to an iron; thence North 44 deg. 27 min. 23 sec. East 157.05 feet to an iron; thence North 41 deg. 41 min. 29 sec. West, passing an iron on the right of way of the road 157.30 feet to a point in the center of the Johnstown Road; thence nine (9) lines with the center of the Johnstown Road as follows: North 39 deg. 14 min. 23 sec. East 24.33 feet; thence North 43 deg. 40 min. 51 sec. East 53.82 feet; thence North 50 deg. 00 min. 22 sec. East 42.57 feet; thence North 56 deg. 25 min. 35 sec. East 61.71 feet; thence North 62 deg. 31 min. 58 sec. East 53.96 feet; thence North 68 deg. 20 min. 05 sec. East 57.13 feet; thence North 74 deg. 06 min. 02 sec. East 58.79 feet; thence North 79 deg. 08 min. 44 sec. East 55.71 feet and thence North 83 deg. 43 min. 23 sec. East 70.83 feet to another point in the center of the road; thence leaving the road South 67 deg. 30 min. 24 sec. East, passing an iron on the right of way of the road, 804.58 feet to the point of BEGINNING, containing 26.522 Acres.

The foregoing is conveyed expressly subject to that portion of the right of way of the Johnstown Road that may lie within the aforesaid property.

For Title Reference see Deed recorded in Book 1495 at Page 148 in the Lincoln County Public Registry.

BARRING AND EXCEPTING that property conveyed from John P. Beam, Jr., and wife, Barbara B. Beam to John P. Beam, IV, and wife, Carly S. Beam executed the 15<sup>th</sup> day of April, 2013, and recorded in Book 2388 at Page 284 of the Lincoln County Public Registry more particularly described as follows:

BEING all that certain lot or parcel of land situated in North Brook Township, Lincoln County, North Carolina, and more particularly described as follows:

BEING Lot 1 of the Minor Subdivision of J.P. Beam, as shown on a plat of the same recorded in Plat Book 15, Page 418, in the Lincoln County Public Registry, reference to which is hereby made for greater certainty of description.

AND FURTHER BARRING AND EXCEPTING that property conveyed from John P. Beam, Jr., and wife, Barbara B. Beam to John P. Beam, IV, and wife, Carly S. Beam executed the 22<sup>nd</sup> day of April, 2013, and recorded in Book 2389 at Page 370 of the Lincoln County Public Registry more particularly described as follows:

BEING all of that certain parcel of land located in NORTH BROOK Township, Lincoln County, North Carolina and being more particularly described in accordance with an actual survey prepared by Forest E. Ross, Jr., dated April 17<sup>th</sup>, 2013 entitled "PLOT PLAN OF JOHN P. BEAM, IV AND WIFE, CARLY S.

N. C. Bar Assoc. Form No. 3 © 1977 Printed by Agreement with the N.C. Bar Assoc. #003 BEAM" as follows:

BEGINNING at a rebar, an old corner with John P. Beam, IV and runs from said Beginning Point South 36 deg. 39 min. 30 sec. East 118.11 feet to a rebar; thence South 61 deg. 22 min. 53 sec. West 468.42 feet to a rebar; thence North 08 deg. 37 min. 51 sec. West 89.24 feet to a rebar; thence North 47 deg. 42 min. 35 sec. West 102.18 feet to a post; thence North 47 deg. 42 min. 35 sec. West 46.23 feet to a point in the center line of Ishmael Beam Road (SR 1166); thence fourteen (14) calls with the center of SR 1166 as follows: North 01 deg. 14 min. 22 sec. West 32.67 feet; thence North 03 deg. 15 min. 46 sec. West 42.25 feet to a point; thence North 04 deg. 46 min. 57 sec. West 38.04 feet to a point; thence North 06 deg. 56 min. 48 sec. West 46.30 feet; thence North 08 deg. 03 min. 01 sec. West 43.14 feet; thence North 08 deg. 55 min. 50 sec. West 43.33 feet; thence North 11 deg. 37 min. 38 sec. West 55.08 feet; thence North 23 deg. 52 min. 23 sec. West 35.58 feet; thence North 27 deg. 48 min. 51 sec. West 40.85 feet; thence North 30 deg. 04 min. 13 sec. West 42.13 feet; thence North 30 deg. 48 min. 00 deg. West 130.58 feet; thence North 30 deg. 50 min. 37 sec. West 84.41 feet; thence North 30 deg. 58 min. 18 sec. West 89.98 feet; thence North 31 deg. 00 min. 23 sec. West 61.34 feet to another point in the center of SR 1166, a new corner; thence leaving the road, a new line North 84 deg. 01 min. 59 sec. East 845.28 feet to a point; thence another new line South 08 deg. 18 min. 23 sec. West 681.68 feet to the point of BEGINNING, containing a total of 11.642 Acres.

The foregoing is a combination of a 3.327 Acres Tract as shown in Plat Book 15 at Page 418 and an 8.315 Acres Tract shown on the foregoing map.

For further title reference see Deed recorded in Book 1148 at Page 640 in the Lincoln County Public Registry.

#### **Parcel 12364**

BEING all that certain parcel of land, situate, lying and being in North Brook Township, Lincoln County, North Carolina, and being more particularly described by metes and bounds in accordance with an actual survey prepared by Ronnie Dedmon, Registered Surveyor, dated March 13, 1986, as follows:

BEGINNING at a point in the center of a bridge, where the centerline of State Road No. 1168 intersects with the center of Mill Creek, a corner with J.P. Beam, and runs from said BEGINNING point South 23 deg. 40 min. 53 sec. West 250 feet to a point on the east edge of the right of way of State Road No. 1168; thence South 23 deg. 40 min. 53 sec. West 183.88 feet to a stake on the east side of State Road 1168, a new corner; thence two new lines as follows: North 67 deg. 58 min. 56 sec. West 39.82 feet to a point in the center of State Road No. 1168; thence continuing North 67 deg. 58 min. 56 sec. West 899.78 feet to a red oak; thence North 21 deg. 53 min. 58 sec. West 551 feet to a new iron stake at an 18" maple, a corner with Ishmael Beam; thence North 65 deg. 13 min. 17 sec. East 100.10 feet to a stake, a corner with J.P. Beam; thence with the line of J.P. Beam South 55 deg. East 1,267.84 feet to a point in the center of State Road No. 1168, another corner with J.P. Beam; thence with the center of State Road No. 1168 North 28 deg. 59 min. 34 sec. East 250.49 feet to the point of BEGINNING, containing 8.35 acres.

The foregoing is conveyed expressly subject to that portion of the right of way of State Road No. 1168 which may lie within the above-referenced property.

TITLE REFERENCE: See deed recorded in Book 262 at Page 560, Deed Book 643 at Page 501 in the Lincoln County Registry of Deeds. See Estate File 14 E 267 in the Office of the Clerk of Court for Lincoln County.

#### **Parcel 10581**

Bounded on the North by the lands of W.H. Wooley estate: on the East by the lands of Chas. Saine; on the South by the lands of Guy Beam, Dora Sorrells' and Ishmael Beam; on the West by the lands of Ishmael Beam. Said tract of Lnad being more particularly described in accordance with a plat as prepared by Hoke S. Heavner, Surveyor in 1941 & 1950, as follows:

BEGINNING at a point in the center of the road, a corner in Ishmael Beam's line with the W. H. Wooley estate lands, and runs, with Wooley estate lands, South 71 ½ deg. East 62 ½ poles to stake; thence South 11 ½ deg. West 7 poles to stake; thence South 67- ¾ deg. East 161 poles to stake, Chas. Saine's Corner; thence with his line, South xxxx deg. West 37 poles to stake; thence, with Guy Beam's line, South 80 ½ deg. West 54 poles to a stake; thence South 25 ½ deg. West 9 ½ poles to stake; thence North 60 deg. West 18 poles to stake; thence North 73 ½ deg. West 12 ½ poles to stake; thence with Dora Sorrell's line, North 20 ½ deg. East 25.4 poles to stake; thence North 64 deg. West 33 poles to stake; thence North 89 deg. West 7 poles to stake; thence North 75 ½ deg.

West 12 poles to stake, Ishmael Beam's corner; thence with is line, North 6 deg. East 10 poles thence South 88 ½ deg. West 25.2 poles to Cherry; thence North 55 deg. West 20 poles to a Red Oak; thence North 21 deg. West 20.2 poles to a Poplar; thence North 12 ¼ deg. West 21.6 poles to stake; thence North 50 deg. West 8 poles to stake in center of road; thence, with the center of the road, North 9 deg. West 16 poles to the point of BEGINNING, containing 68 ¼ ACRES, more or less.

The above described tracts of land being a part of and carved out of that certain tract designated as Second Tract in that certain deed from Greensboro Joint Stock Land Bank to Ishmael Beam and M. D. Beam, dated December 6, 1938, and recorded in Book 201, on page 397, et. seq., Lincoln County Public Regsitry.

Reference also had and made to deed from Ishmael Beam, et ux, and M.D. Beam, et ux, to J.P. Beam, dated January 20, 1941, and recorded in Book 223, on Page 660, Lincoln County Public Registry, therein conveying one-third undivided interest.

TITLE REFERENCE: See Deed Book 272 at Page 417 in the Lincoln County Public Registry and Estate File 14 E 267 in the Office of the Clerk of Court for Lincoln County.

#### **Parcel 10439**

BEING all and the full contents of Lots Nos. 1 and 2 as shown on that certain map entitled "DIVISION OF K. BLAKE BEAM PROPERTY" dated October 10, 1983, prepared by Ronnie J. Dedmon, Registered Surveyor, recorded in Plat Book F at Page 33 in the Office of the Register of Deeds for Lincoln County and by reference thereto description by metes and bounds is incorporated herein as fully as if copied herein in full.

This conveyance is made subject to those restrictions in Deed Book 605 at Page 685 in the Lincoln County Public Registry.

For Title Reference see Deed Book 605 at page 685 Lincoln County Public Registry and Estate File 14 E 267 in the Office of the Clerk of Court for Lincoln County.

#### **Parcel 10438**

#### TRACT I:

All that certain piece, parcel or tract of land situate, lying and being in North Brook Township, Lincoln County, North Carolina, bounded on the North by the lands of Mrs. W. R. Beam and J. A. Eaker; on the East by the lands of M. W. Leonhardt; on the South by the lands of M. W. Leonhardt, Austin Beam, J. F. Leonhardt; on the West by the lands of Mrs. W. R. Beam. Said tract of land being more particularly described in accordance with a plat as prepared by A. B. Heavner, Surveyor, on November 11, 1941, as follows:

BEGINNING at a stone in M. W. Leonhardt's line, and runs with Leonhardt's line North 05 deg. West 83 poles to a stone, J. A. Eaker's corner; thence with his line South 76-1/2 deg. West 4-3/5 poles to stake; thence South 62-1/2 deg. West 26-1/5 poles to stake; thence South 73-1/2 deg. East 51-1/2 poles to stake; thence South 77-1/2 deg. West 49-3/4 poles to stake; thence South 3/4 deg. East 29-3/5 poles to Poplar; thence with line of Mrs. W. R. Beam lands, South 83 deg. West 90-1/5 poles to stake; thence South 5-1/2 deg. West 10 poles to stake near the South edge of old Fallston road; thence South 26-3/4 deg. East 6-4/5 poles to stake in the South edge of Fallston road; thence South 5-1/2 deg. West 26 poles to stake; thence North 56-3/4 deg. West 60-4/5 poles to stake; thence South 5-1/2 deg. West 60-4/5 poles to stake; thence South 5-1/2 deg. West 60-4/5 poles to tholly Tree; thence with J.F. Leonhardt's line, North 82 deg. East 84 poles to stone in County road; thence with Austin Beam's line, North 7-3/4 deg. West 36-1/5 poles to stake in old Lincolnton-Fallston road; thence with the road North 61 deg. West 15-1/3 poles to stake in said road; thence leaving the road North 27 deg. East 23 poles to Oak; thence 84-3/4 deg. East 63 poles to a Triple Oak; thence South 8 deg. East 64-45 poles to stake; thence North 51 deg. East 37 poles to stake; thence with M. W. Leonhardt' line North 85-1/2 deg. East 21 poles to stake in center of the old Lincolnton-Fallston road; thence North 2-3/4 deg. West 98 poles to the point of BEGINNING, containing 120 ACRES, more or less.

TITLE REFERENCE: See Deed recorded in Book 272 at Page 412, Lincoln County Public Registry.

#### TRACT II:

Being bounded on the North by the lands of Verda P. Hoyle; on the East and South by the lands of M. D. Beam; and on the West by the lands of Verda P. Hoyle, and being more dully described by metes and bounds

N. C. Bar Assoc. Form No. 3 © 1977 Printed by Agreement with the N.C. Bar Assoc. #003 in accordance with a survey as made by Hoke S. Heavner, Registered Surveyor, dated August 9, 1969, as follows:

BEGINNING at a Poplar tree, a corner in M. D. Beam's line, and runs with his line South 83 deg. West 250 feet to a stake, a corner with Verda P. Hoyle in Beam's line; thence two new lines with Verda P. Hoyle lands, as follows: North 14 deg. 10 min. East 508 feet to a stake; and North 77 deg. 30 min. East 120 feet to a stake; marking a corner with Cone Eaker and M. D. Beam; thence following M. D. Beam's line, South 0 deg. 45 min. East 488.5 feet to the point of BEGINNING, containing 2 ACRES, more or less.

TITLE REFERENCE: See Deed recorded in Book 471 at Page 459, Lincoln County Public Registry.

#### TRACT III:

Lying and being in North Brook Township, Lincoln County and being a part of and carved out of the 64-1/2 acre tract, now belonging to A. A. Beam and bounded as follows:

BEGINNING at a twin oak, an old corner with M.D. and A.A. Beam and runs thence with their old line South 81 deg. West 11.5 poles to an iron stake or stone, a new corner on the old line, thence a new line with A. A. Beam South 6-3/4 deg. East 39.8 poles to a point in the center of the new highway #182; thence another new line with the center of the Highway North 89-1/2 deg. East 13 poles to a point in the road, a new corner on the old Beam line; thence with the old line North 09 deg. West 41.8 poles to the BEGINNING, containing 3-1/8 ACRES, more or less.

#### TRACT IV:

Lying and being in North Brook Township, Lincoln County and being a part of and carved out of the 64-1/2 acre tract, now belonging to A. A. Beam and bounded as follows:

BEGINNING at an old oak tree in the field, an old corner with A. A. and M. D. Beam, it being situated to the rear of the old colored school building and runs thence with the old Beam line South 8-1/4 deg. East 9.2 poles to an iron stake in an old road, a new corner on the old line; thence running about with the old road or ditch and with the edge of the woods a new line, North 41-1/4 deg. East 12.8 poles to an iron stake or stone, a new corner on the old Beam line; thence with the old line South 81 deg. West 9.4 poles to the BEGINNING, containing 45/160 of an ACRE, more or less.

TITLE REFERENCE: See Deed recorded in Book 298 at Page 53 in the Lincoln County Public Registry.

#### TRACT V:

Being all that certain tract of land in North Brook Township, Lincoln County, North Carolina, adjoining the lands of M.D. Beam, A. A. Beam and others, and bounded as follows:

BEGINNING at a stake, a corner in the center of Lincolnton-Fallston Highway and runs thence with line of A. A. Beam, North 9-1/2 deg. West 13 poles to a stake, a corner in Beam's line; thence with line of M. D. Beam North 64 deg. West 12 poles to a stake, corner in said Beam's line; thence with another of M.D. Beam's lines South 04 deg. East 13 poles to a stake, corner in center of said Fallston-Lincolnton Highway; thence with the center of the said highway South 61-3/4 deg. East 13 poles to the BEGINNING, containing One (1) ACRE, more or less, according to a survey and plat thereof prepared by Hoke S. Heavner, Surveyor, September 15, 1948.

TITLE REFERENCE: See Deed recorded in Book 272 at Page 521 in the Lincoln County Public Registry.

6/21/2010	
1:03 PM	

FILED

BOOK 2194

DATE

TIME:

PAGE 815

ELAINE N. HARMON
REGISTER OF DEEDS
LINCOLN COUNTY, NC

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\	Country on the	dovot	20
Parcel Identifier No By:	Verified by	County on the	uay oi	, 20
Mail after recording to :	Grantee			
This instrument was pre	epared by: Pendleton, Pendleton,	& Deaton, P.A PO Box 159, I	Lincolnton, NC 28093	3-0159
(DMP) (esh)				
Brief	description	for	the	Index:
THIS DEED made this _	day of June, 2010, by and be GRANTOR	etween	GRANTEE	<del></del>
JOHN SHRONCE and Wife, MAEKA SHRONCE		HALEY BOWN	IAN DEAN	
4441 Highway	182	4441 Highway	182	
Crouse, N. C. 28033		Crouse, N. C. 2		
······································				

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 Grantors, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of \_\_\_\_\_\_, Howards Creek Township, LINCOLN County, North Carolina and more particularly described as follows:

BEING all and the full contents of Lot One (1) as shown on a map entitled "FAMILY SUBDIVISION PREPARED FOR HALEY BOWMAN DEAN & JOHN & MAEKA SHRONCE" dated May 19, 2010, prepared by Jason Lee Wylie, Professional Land Surveyor, and recorded in Plat Book 15 at Page 275 in the Lincoln County Public Registry and by reference thereto a complete description is incorporated herein as fully as if copied herein in full.

Also conveyed herein is a non-exclusive, permanent, perpetual, appurtenant 60 ft. easement to furnish ingress, egress and regress from the foregoing property to N. C. Highway 182, which shall run with the land.

The foregoing land is conveyed expressly subject to a 60 ft. easement running along the eastern boundary of the foregoing land as set out on the foregoing map, the exact location of said easement is set out on the foregoing map.

For Title Reference see Deed recorded in Book 2194 at Page 45 in the Lincoln County Public Registry.

The above described property is vacant and does not contain a primary residence.

N. C. Bar Assoc. Form No. 3 © 1977
Printed by Agreement with the N.C. Bar Assoc. #003

\$22

# BOOK 2194 PAGE 816

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 Grantors covenant with the Grantee, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

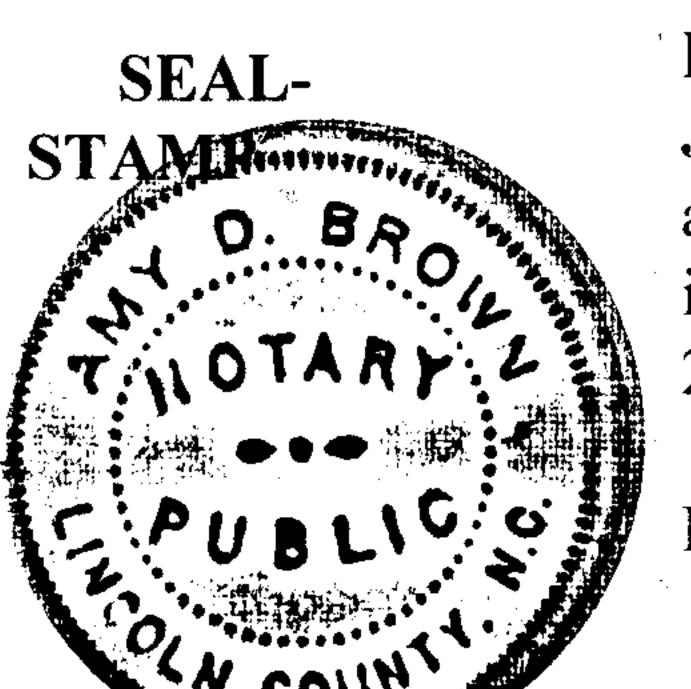
Title to the property hereinabove described is subject to the following exceptions:

All valid and enforceable easements, restrictions, reservations, rights of way and other conditions which may appear in the record chain of title.

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

John Shronce

Maeka H. Shronce



STATE OF NORTH CAROLINA - COUNTY OF LINCOLN

I, the undersigned, a Notary Public of the County and State aforesaid, certify that, JOHN SHRONCE, and Wife, MAEKA H. SHRONCE, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 18th day of March, June 2010.

My commission expires 10-28-13 Winy Dious

Notary Public

NEITHER THE INDIVIDUAL NOR LAW FIRM PREPARER OF THIS INSTRUMENT PERFORMED ANY TITLE EXAMINATION WORK, NOR CONDUCTED OR PARTICIPATED IN ANY CLOSING, RELATED TO THE TRANSACTION INVOLVING THIS INSTRUMENT.

f:\wpdata\earlene\deed of trust\don\deeds\shronce, john..maeka....haley dean 061610.doc

N. C. Bar Assoc. Form No. 3 © 1977 Printed by Agreement with the N.C. Bar Assoc. #003

BK 2445 PG 960 - 962 (3)

This document presented and filed: 03/14/2014 11:44:37 AM

DEED

Fee \$26.00 Transfer Tax: \$0.00

518546

Lincoln County North Carolina

Danny R. Hester, Register of Deeds

## NORTH CAROLINA GENERAL WARRANTY DEED

2(6.00) (3) Excise Tax: $-0$ –		
Parcel Identifier No.	Verified by	County on the day of
, 201		
By:  Mail after recording to: Grantee  This instrument was prepared by: Pendleton, Pendleton, & Deat (DMP) (esh)  Brief description for the Index:	on, P.A PO Box 159, Line	colnton, NC 28093-0159
THIS DEED made this / the day of March, 2014, by a	nd between	
GRANTOR		GRANTEE
STEVEN EARL HOOVER and Wife, GLORIA F. HOOVER	KATHY HOO RANDY ALA	OVER HULL and Husband, N HULL
4354 Highway 182 Crouse, N. C. 28033	151 Cedar Gr Vale, N. C. 28	ove Church Road 3168
Enter in appropriate block for each party: name, address, and The designation Grantor and Grantee as used herein shall include plural, masculine, feminine or neuter as required by context.  WITNESSETH, that the Grantors, for a valuable consideration party.	said parties, their heirs, succe	essors, and assigns, and shall include singular, of which is hereby acknowledged, have and
by these presents do grant, bargain, sell and convey a One-Half of parcel of land situated in the City of, Howard particularly described as follows:		Grantees in fee simple, all that certain lot or COLN County, North Carolina and more
SEE EXHIBIT A AT	TACHED.	
If box to left of this sentence is che includes the primary residence of	ecked, the above referen a Grantor herein.	ced real property is or
For Title Reference see deed recorded in Book Public Registry.	t 1720 at Page 460 in th	ne Lincoln County

N. C. Bar Assoc. Form No. 3 © 1977

Printed by Agreement with the N.C. Bar Assoc.

This deed is executed for the purpose of conveying all of the Grantors' One-Half (1/2), undivided interest in the foregoing lands to the Grantees in fee simple.

TO HAVE AND TO HOLD, a One-Half (1/2), undivided interest in the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

And the Grantors covenant with the Grantees, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors 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:

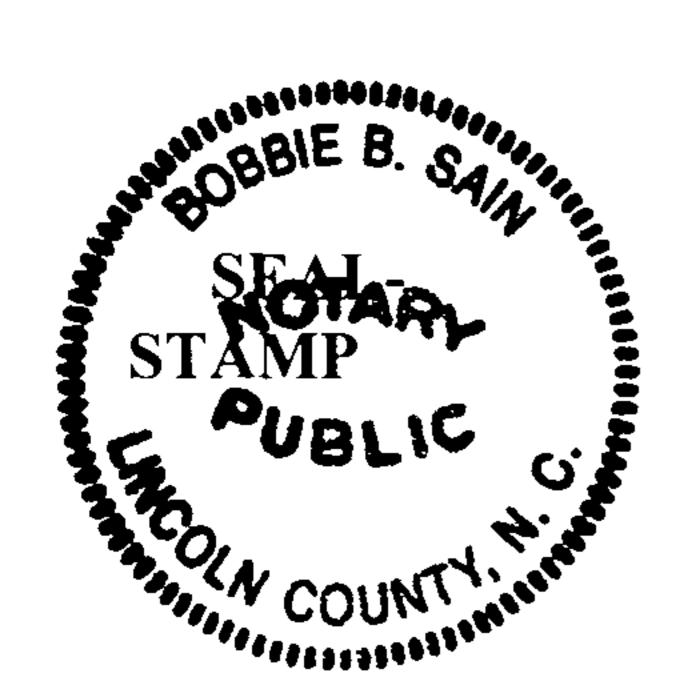
All valid and enforceable easements, restrictions, reservations, rights of way and other conditions which may appear in the record chain of title.

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

(SEAL)

TEVELLE A DIL LICOVED

GLORIA F. HOOVER



I, the undersigned, a Notary Public of the County and State aforesaid, certify that, **STEVEN EARL HOOVER and Wife, GLORIA F. HOOVER,** Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>Jith</u> day of March, 2014.

My commission expires 11-24-2015

Notary Public

NEITHER THE INDIVIDUAL NOR LAW FIRM PREPARER OF THIS INSTRUMENT PERFORMED ANY TITLE EXAMINATION WORK, NOR CONDUCTED OR PARTICIPATED IN ANY CLOSING, RELATED TO THE TRANSACTION INVOLVING THIS INSTRUMENT.

f:\wpdata\earlene\deed of trust\don\deeds\hoover,steven..gloria...kathy..randy..021114.doc

#### EXHIBIT A

All that certain piece, parcel of tract of land containing 59.83 acres, more or less, situate, lying and being in Howards Creek Township, L-ncoln County, North Carolina, on the waters of Indian Creek, and being about seven (7) miles West of the Town of Lincolnton, and about four (4) miles East of North Brook High School, being bounded on the North by the lands of David L. Sain and Carl Sain; on the East by lands of B.C. Leonhardt and Fred Houser; on the South by the lands of Earl Hoover estate; and on the West by Indian Creek, and being more fully described, by metes and bounds, in accordance with a survey as made his filks Salbasyner. Registered Surveyor, on August 15, 1960, as follows:

BEGINNING at an old control stone in Carl Sain's line, and rune, with his line, North 69 deg. East 330 feet to a post oak, a corner; thence crossing the paved Highway No. 182, and running with B.C. Leonhardt's and Fred Houser's lines, South 26 deg. Bast 1171.5 feet to a stone in Fred Houser's line, a corner with Earl Hoover estate lands; thence with Hoover estate line, South 81 deg. West 1110 feet to a stake in Branch; thence, up the Branch, North 35 deg. 15 min. East 440 feet to a stake, a corner of Mrs. Ila Hobver's lot; thence, with her line, North 40 deg. 45 min. West 135 feet to a point in the center of Highway No-182 in the center of a culvert; thence, with the center of said Highway, South 50 deg. 55 min. West 550 feet; South 55 deg. 10 min. West 75 feet; and Sumhh 60 deg. 55 min- West 109 feet toa point in the center of a culvert in said Highway; thence, leaving the Highway and running South 32 deg. 15 min. Bast 85 feet to a stake inoid line; thence, with Barl Hoover estate line, South 81 deg. West 1170 feet to a point in the center of Indian Crack at an old bridge; thence, continuing with the center of Indian Creek as follows: South 81 deg. West 429 Feet; South 26 deg. 30 min. West 127.5 feet; South 76 deg. 30 min. West 90 feet; North 30 deg. 30 min. West 132 feet; North 30 deg. East 103 feet; North 12 deg. 30 min. Bast 57.8 feet; North 4 deg. West 250.8 feet; North 29 deg. 30 min. Bast 66 feet; and North 31 deg. 45 min. West 148.5 feet to a point in center of said Creek, a corner with Bavid L.Sain lands; thence, with David L. Sain and Carl Sain lands, North 70 deg. 15 min. Bast 1707.8 feet to a stake in Carl Sain's line; thence, with his line, as follows: North 11 deg. 45 min. East 165 feet to a stake; South 83 deg. 45 min. East 800 feet to a atone; and North 2 deg. East 148.5 feet to the point of beginning.

For Title Reference see Book 367 at Page 56 in the Lincoln County Public Registry.

Barring and excepting from the foregoing lands all those certain parcels heretofore conveyed from said lands as appears of record in the Lincoln County Public Records.

NORTH CAROLINA, LINCOLN COUNTY
The following certificate of Pamela E. Williams,
Notary Public of Cleveland County, NC, is certified
to be correct. Presented for registration and
recorded December 8, 2004, at 8:40 AM in Book
1652, Page 502.

STATE OF THE CARLES ARE CARLES OF THE CARLES

Wednesday, December 08, 2004 \$254.00

\$254.UU Real Estate Excise Tax

16225

ELAINE N. HARMON
Register of Deeds for Lincoln County, NC
BY: Lenny L. Shuull  Deputy / Assistant Register of Deeds
Deputy / Assistant Register of Deeds

Parcel Identifier NoBy:	Verified by		County on the	_ day of		, 20
Mail/Box to: <u>Eugene D. Gr</u>	gg, P.O. Box 206,	Cherryvill	e. NC 28021			
This instrument was prepared by:	Eugene D. Grigg	<u> </u>	<u> </u>			
Brief description for the Index:		· · · · · · · · · · · · · · · · · · ·				
THIS DEED made this	6th	day of	December	, 2	20 <u>04</u> , by a	nd betweer
GRAN	OR		GRAN	TEE		<u> </u>
Martha Jane L. Carswo	ell (widow)		Jimmy R. Lai Doris L. Lai 904 S. Asper Lincolnton,	1 Street		
Enter in appropriate block for each The designation Grantor and Gran singular, plural, masculine, femini WITNESSETH, that the Grantor, for each term of the control of the	tee as used herein shall include or neuter as required by for a valuable consideration in	ide said parties context.	their heirs, successonate, the receipt of	sors, and ass which is her	eby acknow	hall includ
and by these presents does grant, bathe City of  North Carolina and more particular	, North	ne Grantee in it Brook	Township,	Lincolr	1	County
· <del>-</del> · · · · · · · · · · · · · · · · · · ·	"A" WHICH IS ATT				RATED	
The property hereinabove describe	ed was acquired by Grantor	by instrument	recorded in Book _	799	page	772
<del>-</del>						

# EXHIBIT "A" JIMMY R. LAIL AND WIFE, DORIS L. LAIL WARRANTY DEED

Being all that certain parcel of land, lying and being in North Brook Township, Lincoln County, North Carolina, and being more particularly described by metes and bounds in accordance with an actual survey prepared by Keith F. Lackey, Registered Surveyor, dated March, 1988, as follows:

BEGINNING at a railroad spike located in N.C. Highway No. 182, common corner of Leonhardt and Beam, and runs four courses and distances in said Highway with the line of Beam as follows: North 77 deg. 02 min. 33 sec. East 100.73 feet; North 64 deg. 08 min. 03 sec. East 99.70 feet; North 52 deg. 16 min. 13 sec. East 95.99 feet; and North 47 deg. 33 min. 44 sec. East 811.45 feet to a point located in the centerline of a bridge crossing Indian Creek; thence four courses and distances with the meanderings of Indian Creek as follows: North 74 deg. 13 min. 57 sec. West 125.36 feet; South 84 deg. 42 min. 01 sec. West 177.70 feet; North 74 deg. 32 min. 51 sec. West 115.05 feet; and South 88 deg. 29 min. 43 sec. West 145.97 feet; thence a new line North 85 deg. 50 min. 43 sec. West 1,762.92 feet to a point in the line of Leonhardt; thence South 14 deg. 53 min. 16 sec. East 957.17 feet to a PK nail located on N. C. Highway No. 182; thence seven lines in said Highway as follows: North 62 deg. 35 min. 05 sec. East 214.55 feet; North 73 deg. 17 min. 17 sec. East 120.81 feet; North 80 deg. 36 min. 30 sec. East 104.63 feet; North 87 deg. 41 min. 48 sec. East 103.92 feet; South 88 deg. 40 min. 44 sec. East 109.22 feet; South 88 deg. 06 min. 19 sec. East 453.82 feet; and North 88 deg. 49 min. 22 sec. East 112.41 feet to the point of Beginning, containing 31.75 acres, more or less.

This conveyance is made subject to that portion of the right of way of N.C. Highway 182 that lies within the boundary of the above-described property.

For title reference see Deed Book 799 at Page 772 of the Lincoln County Registry.

The drafter of this document has not performed a title examination nor has he assisted with closing, if any, in reference to this transfer.

# BOOK 1652 PAGE 504

By:\_

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:

IN WITNESS V	VHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.  Where the Grantor has duly executed the foregoing as of the day and year first above written.  And Lassitte (SEAL)
(Entity	Name) Martha Jane L. Carswell
Ď.,	SEAL)
By: Title:	
D	(SEAL)
By: Title:	
	⊠ ≅
By: Title:	
"SEAL STAMP	State of North Carolina - County of Gaston
PAREL	I, the undersigned Notary Public of the County and State aforesaid, certify that Martha Jane L.
NOTARY	E Carswell 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 6th day of December, 2004
PUBLIC	Tiking and 1 total in builty of both and
COUNTY NORTH INTERNAL	My Commission Expires: 4-10-2005   Vanela E. Williamo  Notary Public
SEAL STAMP	State of North Carolina - County of
	I, the undersigned Notary Public of the County and State aforesaid, certify that
	personally came before me this day and acknowledged that he is the of
	\(\mathbb{Z}\) 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 each entity,
	he signed the forgoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this day of
	₩ 1 (Out for South 2
	My Commission Expires: Notary Public
SEAL STAMP	State of North Carolina - County of
	I, the undersigned Notary Public of the County and State aforesaid, certify that
	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 day of day of
	My Commission Expires: Notary Public
The foregoing Certificat	e(s) of 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 nereot.
	Register of Deeds for County  Deputy/Assistant - Register of Deeds
Bv:	Dehnial vogisies of peers

**FILED** 

6/15/2010

DATE

		TIME: 10:	46 AM		
		BOOK 219	<del>)</del> 4		
		PAGE 045	5		
		ELAINE N.	HARMON		
	· : : : :	REGISTER			
	• • • • • • • • • • • • • • • • • • •		OUNTY, NC		
09	NORTH CAROLINA (				
	INUNTIL CANOLINA	TELITERAL VV PAININALIN			
AA Excise Tax:	;; :				
Parcel Identifier No.	Verified by	County on the	_day of	, 20	
By:					
Mail after recording to					
This instrument was pr	epared by: <b>Pendleton, Pendleto</b> n	& Deaton, P.A PO Box	x 159, Lincolnton, NC 2	28093-0159	
(DMP) (esh)					
Brief	description	for	the	Index:	
	GRANTOR		GRANTEE		
		IOITAI	NIV CIIDONICE and I	X/:Co	
TELLIZADES	FILD HOOVED Widow		NY SHRONCE and V AEKA H. SHRONCE		
ELIZADE:	TH D. HOOVER, Widow				
2	085 Shoal Road		4441 Highway 182		
Lincolnton, NC 28092			Crouse, NC 28033		
	2011xt011; 1 t C 20072			<u> </u>	
Enter in appropriate	e block for each party: name, add	ress and if annronriate o	character of entity, e.g.	corporation or	
partnership.	e block for each party. Harrie, addi	css, and, it appropriate, c	priaracter of criticy, c.g.,	oorporation of	
	ar and Cranton on used herein cha	ll include said parties, thei	ir haire euccassors an	diagonal and shall	
	or and Grantee as used herein sha , masculine, feminine or neuter as		i fielis, successors, and	a assigns, and snan	
	•			f which is bester.	
WITNESSETH, that t	he Grantor, for a valuable considered by these presents does grant, ba	rgain sell and convey unto	rantees, the receipt of the Grantees in fee sir	n which is hereby	
lot or parcel of land situ		Howards Creek	Township, <b>Lincoln</b> Cou	ntv. North Carolina	

BEING all and the full contents of Lot One (1) as shown on a survey prepared by Carpenter Land Surveying dated March 9, 1993, entitled <u>EARL HOOVER ESTATE</u> as recorded in Plat Book G at Page 75 in the office of the Register of Deeds for Lincoln County.

Also conveyed herein is a non-exclusive, permanent, perpetual, appurtenant 60 foot easement to furnish ingress, egress, and regress to and from the above described property as shown on the aforesaid map.

For Title Reference see deed recorded in Book 877 at Page 705 in the Lincoln County Public Registry.

The above property is vacant and does not contain a primary residence.

and more particularly described as follows:

## BOOK 2194 PAGE 046

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

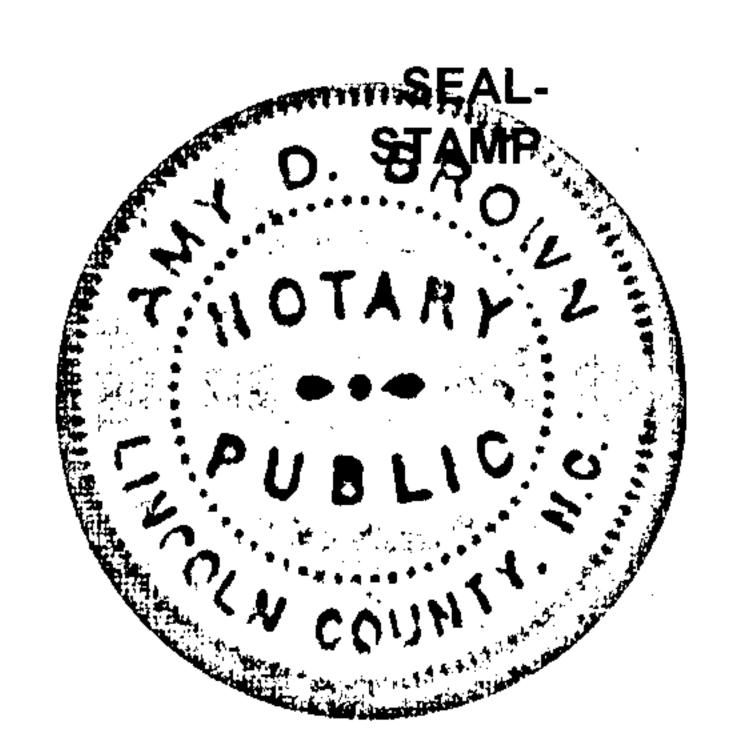
And the Grantor covenants with the Grantees, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

All valid and enforceable easements, restrictions, reservations, rights of way and other conditions which may appear in the record chain of title.

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

Elizabeth D. Hoover



#### STATE OF NORTH CAROLINA - COUNTY OF LINCOLN

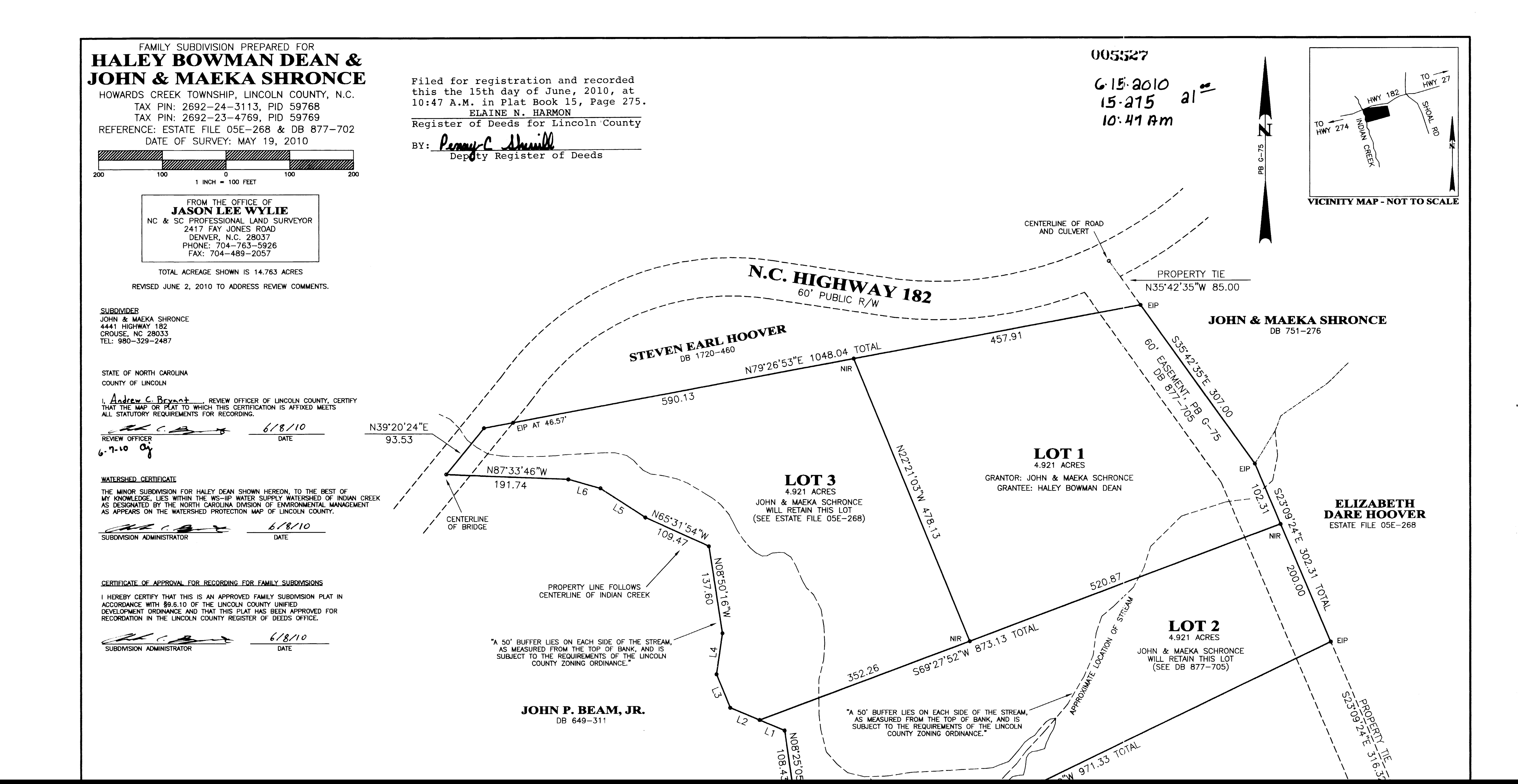
I, the undersigned, a Notary Public of the County and State aforesaid, certify that, Elizabeth D. Hoover, Widow, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 3 day of June, 2010.

My commission expires: 10-28-13

Notary Public

NEITHER THE INDIVIDUAL NOR LAW FIRM PREPARER OF THIS INSTRUMENT PERFORMED ANY TITLE EXAMINATION WORK, NOR CONDUCTED OR PARTICIPATED IN ANY CLOSING, RELATED TO THE TRANSACTION INVOLVING THIS INSTRUMENT.

f:\wpdata\earlene\deed of trust\don\deeds\hoover, elizabeth....johnny shronce..ameka shronce 060210.doc



CHRISTINE DIXON

PLAT BOOK F, PAGE 359

500'

406/58

CHRISTINE DIXON

PLAT BOOK F, PAGE 359

GRAPHIC SCALE

010412 FAMILY SUBDIVISION OF THE: NORTH ORIENTATION BASED ON PLAT BOOK F, PAGE 359 BEING 59.320 ACRES TOTAL LOCATED IN HOWARDS CREEK TOWNSHIP LINCOLN COUNTY NORTH CAROLINA DEED REFERENCE: BOOK 192, APGE 520 BOOK 237, PAGE 479 TAX MAP NO. 2692, PARCEL NO. 9973 & 2521 BILLY HOOVER 309/607 BLAINE LEONHARDT BILL HOOVER BILLY HOOVER CENTERLINE BRANCH BEARINGS & DISTANCES N31°43'12"E--60.36 N20\*38'29"E--25.41 N55\*13'36'E--89.51 BILL HOOVER
367/56 N45\*05'22'E--45.28 N04\*03'57"W--16.07 N04\*03'57'W--11.41 N41\*25'46'E--35.36 S87°17′40′E--35.83 N59'37'56'E--58.18 NOAH HOOVER 10 N05°16′51′W--45.11 11 N03°15′38′E--44.99 FRED HOUSER EIP AT FENCE ROBERT W. AVERY BILL HOOVER N 79°26'53'E 1055.88 TOTAL 193/188 783/209 367/56 S 29°24′58′E 209.45 INDIAN CREEK MAEKA BOWMAN CULVERT 7.415 ACRES EIP AT 20" HICKORY N35'42'35"W-85.00 BY COORDINATES TO CLAIM TO CENTERLINE OF OLD BRIDGE. LOCATION OF OLD BRIDGE IS NOT DEFINATE. STOWE LEONHARDT 489/851 EXISTING STONE BY COORDINATES CENTERLINE CREEK BEARINGS & DISTANCES

N14°22'20°W--61.74

N30°35′10′W--34.29

N73\*54'25"W--80.77

N44\*16'01\*W--73.57

N02\*15'59'E--75.36

N10\*38'05'E--35.19

N10\*38'05'E--17.15

N25\*15'14'W--194.22

N25\*02'44"W--58.89

N21°46'01"E--77.04

N10\*39'42'E---179.80

3 N67\*04'39\*W--92.76

N08\*18'02'E--54.38

N08\*18'02'E--10.48

N08\*50'16\*W--137.60

N65°31′54′W--109.47

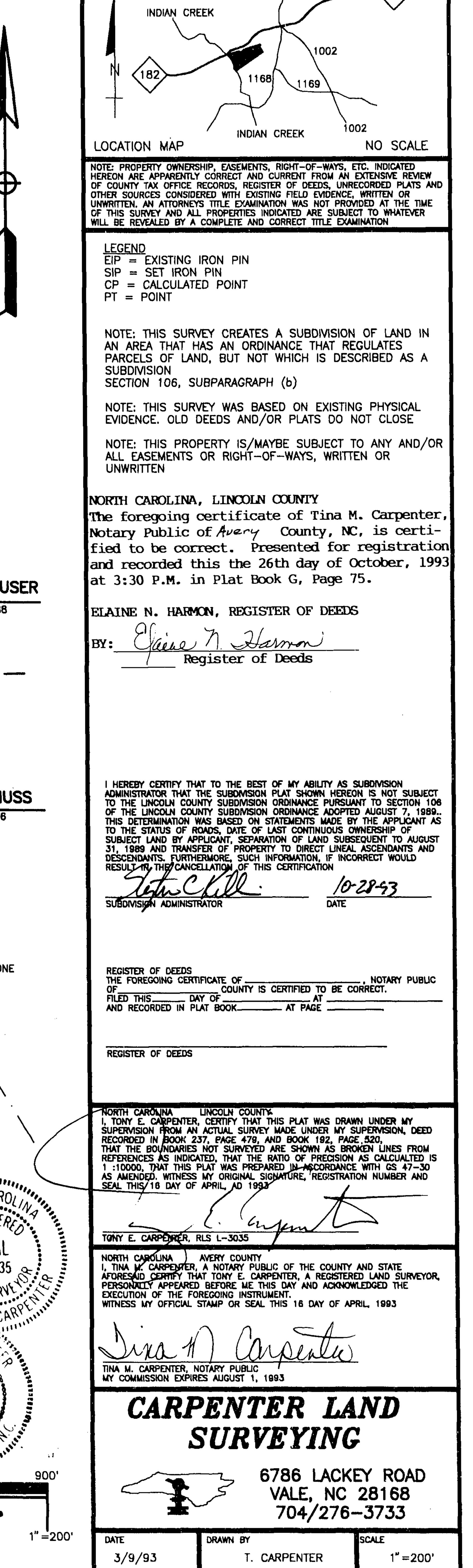
N57°06'42"W--83.72 N74°20'23"W--52.41

21 N87\*33'46"W--191.74

MAP FILE NO. 93-03-02

14 N22°12'40'W--56.82

N08\*25'05'W--108.43



REVISED MAY 16, 1993 TO SHOW AGREEMENT

511/857

FITZHUGH HOYLE

PLAT BOOK F, PAGE 359

7.415 ACRES

7.415 ACRES

BY COORDINATES

BY COORDINATES

PT C/L CREEK

INDIAN CREEK

PT C/L CREEK

PT C/L CREEK 10

STOWE LEONHARDT

489/851