

BK 852 PG 662

VANCE COUNTY NC

05/07/1999

VANCE COUNTY, N. C.

FILED FOR RECORD

\$17.00

STATE OF
NORTH
CAROLINA



Real Estate
Excise Tax

99 MAY -7 AM 8:55

CATHIA S. ABBOTT

REGISTER OF DEEDS

03109

This Instrument was prepared by: Robert K. Catherwood, Attorney
at Law, P.O. Box 1624, Oxford, North Carolina 27565

STATE OF NORTH CAROLINA

WARRANTY DEED

COUNTY OF VANCE

THIS DEED, made this the 6th day of May, 1999, by and between
Edward P. Revis, Trustee of the Edward P. Revis Trust, hereinafter
referred to as Grantor, and Junious Terry, Jr. 1465 Newton Dairy
Roa, Henderson, North Carolina, 27536, hereinafter referred to as
Grantee;

W I T N E S S E T H:

THAT the Grantor for a valuable consideration paid by the
Grantee, the receipt of which is hereby acknowledged, has and by
their presents does grant, bargain, sell, and convey unto the
Grantee, his heirs, successors, and assigns in fee simple all that
certain lot or parcel of land in Vance County, North Carolina, and
more particularly described as follows:

Begin at a new iron pipe on the eastern right of way for US #1 Bypass, new corner for grantor,
said point being located N. 83° 36' 06" E. 192.85 feet from NCGS "Pond" (N=277,469.69 M
E= 660,604.05 M NAD 83); run thence along the eastern right of way of US #1 Bypass N. 26° 03'
48" E. 27.83 feet to a new iron pipe and N. 27° 30' 20" E. 132.14 feet to an existing iron pipe,
southwestern corner for Robert E. Reeter as described in Book 754, Page 397 Vance County
Registry; run thence along Reeter line the following courses and distances: S. 76° 29' 44" E.
135.46 feet to an existing iron pipe, N. 12° 10' 31" E. 32.69 feet to an existing iron pipe and N. 89°
49' 07" E. 45.69 feet to a new iron pipe, new corner for grantor; run thence along new line for
grantor the following courses and distances: S. 00° 26' 58" E. 72.38 feet to a new iron pipe, S. 08°
26' 52" W. 132.82 feet to an existing iron pipe, and N. 75° 38' 24" W. 246.31 feet to a new iron
pipe, the point and place of the beginning. The same containing 0.84 acres as shown on map of
survey for Edward P. Revis prepared by Cawthorne and Associates, R.L.S, PA on October 24,
1995 and being a portion of that property described in Book 692, Page 95 Vance County Registry.

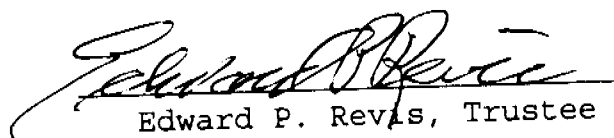
Also conveyed is a personal and non conveyable right of ingress, egress and regress to and from the property hereinabove described and Lake Lodge Road along an existing drive extending from the southeastern corner of the property hereinabove described to said road provided that grantee shall bear a pro rata cost of the expense of maintenance and up keep of said private road. This property is subject to an easement for a water line as shown on said plat, said easement extending 5 feet on either side of said water line and being reserved by the grantor, his heirs, successors and assigns.

GRANTOR HEREIN SHALL HAVE A RIGHT OF FIRST REFUSAL TO PURCHASE THE PROPERTY CONVEYED HEREBY FROM GRANTEE UNDER THE SAME TERMS AND CONDITIONS AS ANY LEGITIMATE OFFER RECEIVED BY GRANTEE. THIS RIGHT OF FIRST REFUSAL SHALL NOT APPLY TO ANY DEED OF TRUST EXECUTED AS A PART OF THE PURCHASE OF A HOME TO BE PLACED ON THE PROPERTY CONVEYED HEREBY.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee, his heirs, successors, and assigns, in fee simple.

AND the Grantor covenant 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.

IN WITNESS WHEREOF, the Grantor has hereunto set his hands and affixed his seals, this the day and year first above written.

 (SEAL)
Edward P. Revis, Trustee of the
Edward P. Revis Trust

STATE OF NORTH CAROLINA
COUNTY OF Cherokee

I, Linda M. Taylor a Notary Public for said County and State, certify that Edward P. Revis, Trustee of the Edward P. Revis Trust, Grantor herein, personally appeared before me this

day and acknowledged the execution of the foregoing instrument.
Witness my hand and official seal, this the 16th day of May,
1999.

Linda M. Taylor
Notary Public

My commission expires: 6-22-2003



STATE OF NORTH CAROLINA, VANCE COUNTY

The foregoing certificate of Linda M Taylor, Notary Public of Granville Co., N.C., is certified to be correct. This instrument and certificate are duly registered at the date and time and in the book and page shown on the first page hereof.

CYNTHIA S. ABBOTT, REGISTER OF DEEDS

By: Cathy Ken Assistant