

Vance County 09-25-2008  
NORTH CAROLINA  
Real Estate  
Excise Tax \$774.00

FILED FOR RECORD  
VANCE COUNTY, N.C.  
CYNTHIA S. ABBOTT  
REGISTER OF DEEDS

This certifies that there are no delinquent ad valorem real estate taxes, which the Vance County Tax Collector is charged with collecting, that are a lien on:

Pin Number: 000901003, 0006 10015+0011 02009  
This is not a certification that this Vance County Tax Department Pin Number matches this Deed description.

JWB Date: 9/25/08  
Vance County Tax Office

RECORDED Sep 25, 2008  
AT 05:14 pm

INSTRUMENT # 04919

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$774.00

Mail/Box to: John H. Zollicoffer, Jr., P. O. Drawer 19, Henderson, NC 27536

This instrument was prepared by: John H. Zollicoffer, Jr., P. O. Drawer 19, Henderson, NC 27536

Brief description for the Index: Various lots – Tax ID's: 005-02-034; 006-06-02; 006-06-004; 006-05-001; 009-01-003; 006-10-015; 011-02-009

THIS DEED made this 19th day of SEPTEMBER, 2008, by and between

| GRANTORS                                                | GRANTEE                                                    |
|---------------------------------------------------------|------------------------------------------------------------|
| MELVIN LEWIS FINCH, III and wife,<br>JANE MIRENDA FINCH | FOR C'S SONS, LLC<br>P. O. Box 1528<br>Henderson, NC 27536 |

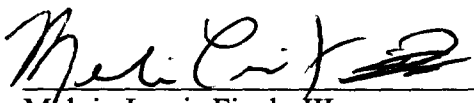
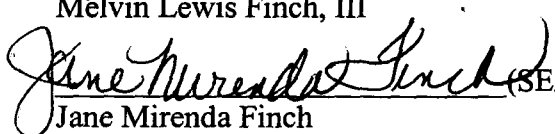
WITNESSETH, that the Grantors, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Henderson, Vance County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED

TO HAVE AND TO HOLD the aforesaid interest in that lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees 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, other than the following exceptions:

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

 (SEAL)  
Melvin Lewis Finch, III  
 (SEAL)  
Jane Mirenda Finch

STATE OF NORTH CAROLINA  
COUNTY OF ~~VANCE~~ Wake  
*Cameron R. Pait*

I, the undersigned Notary Public of the County and State aforesaid, certify that Melvin Lewis Finch, III and wife, Jane Mirenda Finch, 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 22<sup>nd</sup> day of September, 2008.

SEAL



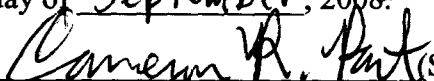
 (SEAL)  
Notary Public  
My Commission Expires: 10-04-2012

EXHIBIT "A"TRACT 1: 221/223 Granite Street (Tax Map 005, Block 2, Lot 34)

Begin at an iron pin at back of curb on the southwesterly side of Granite Street, J.C. Farmer's corner, run thence N.  $33\frac{1}{2}$  deg. W. 26.2 feet to a point; thence N.  $47\frac{3}{4}$  deg. W. 36.7 feet to an iron pin back of curb; thence N.  $77\frac{1}{2}$  deg W. along the edge of the extension of Granite and Hargrove Streets 66 feet to an iron pin  $6\frac{1}{2}$  feet back of curb; thence S.  $44\frac{1}{2}$  deg W. 309 feet to an iron pin; thence S.  $39\frac{1}{4}$  deg. E. 50 feet to an iron pin J. C. Farmer's line; thence along J. C. Farmer's line N.  $55\frac{1}{2}$  deg. E. 353 feet to the point of beginning. It being Lot #1 as shown on Map of Albert C. Hoover lots as per survey made by W. H. Boyd, Engineer, September 3, 1942. For further description see Deed from Mrs. J. M. Young (Mrs. Francis F. Young, widow) to Albert C. Hoover recorded in the office of the Register of Deeds for Vance County, North Carolina. In reading the above description some confusion may arise as to whether the lot extends out to Granite Street extension. Be it thoroughly understood that it does. See also Deed Book 231, Page 81, Vance County Registry.

For further description:

BEGIN at an iron pin at back of curb on the southwest side of Granite Street, J.C. Farmer's northwest corner, as per deed recorded in Book 200, Page 502, Vance County Registry; run thence in a northwesterly direction North  $33$  deg.  $30'$  West 26.21 feet along Granite Street to an iron pin; run thence in a slightly more northwesterly direction North  $47$  deg.  $29'$  West 36.69 feet along Granite and Hargrove Streets to an iron pin; run thence in a westerly direction North  $72$  deg.  $04'$  West 66.04 feet along Hargrove Street to an iron pin; run thence in a southwesterly direction South  $44$  deg.  $35'$  West 309.38 feet to an iron pin; run thence in a southeasterly direction South  $38$  deg.  $45'$  East 52.43 feet to an iron pin; run thence in a northeasterly direction North  $56$  deg.  $04'$  East 348.10 feet to point of beginning, being 0.67 acres, more or less, as per survey by Harold B. Mullen, RLS, L-1126 on June 27, 1973, and on March 28, 1974. See map on file at Register of Deeds Office, Vance County, in Book "T", Page 271.

The above is a corrected description of Lot #1 as shown on map of Albert C. Hoover lots as per survey made by W. H. Boyd, Engineer, September 3, 1942. See Map Book "D", Page 86, Vance County Registry. For further description see deed from Mrs. J. M. Young (Frances F. Young, Widow) to Albert C. Hoover recorded in Vance County Registry. The above description corrects the previous description of Lot #1 as referred to, by translating halves and quarters of degrees into their proper Arabic forms and otherwise described the lot according to the latest survey map. It is noted that there is a difference, overall, of 2.05 linear feet, more in the land described from the map than there is in the old deed. This lot extends out to the Granite Extension. We are informed by our surveyor that the variation in the magnetic north probably accounts for the small difference of 2.05 linear feet more contained in the old deed and map (Hoover to Hunter) that there was conveyed by Hunter to Gattis in the current deed. For further reference see Deed Book 231, Page 81, Vance County Registry.

TRACT 2: 1017 Bane Avenue (Tax Map 006, Block 6, Lot 2, and Map 6, Block 6, Lot 11)

Subtract A: Begin at an iron stake on the edge of Bane Avenue 100 feet from the intersection of Bane Avenue and Second Street; run thence in an easterly direction parallel with said Second Street 150 feet to an iron stake corner of lots Nos. 11, 2, 3 and 10; run thence in a southwesterly direction parallel to Bane Avenue, along the line of Lots Nos. 3 and 10, 50 feet to an iron stake, corner of lots nos. 10, 3, 4 and 9; run thence in a westerly direction, parallel to Second Street, along the lines of lots nos. 9 and 10, 150 feet to an iron stake on the edge of Bane Avenue; thence in a northeasterly direction along the edge of Bane Avenue, 50 feet to an iron stake, the place of beginning. The same being Lot No. 10 in Block No. 8 as shown on the

map of Park Place in Book 44, Page 242 in the office of the Register of Deeds of Vance County. For further reference see deed from R. J. Corbitt and wife, to B. H. Nelson, dated September 25, 1919, as shown in the office of the Register of Deeds of Vance County in Deed Book 93 at Page 349. For further reference, see Deed Book 316, Page 445, Vance County Registry.

Subtract B: Begin at a point arrived at in the following manner: from a pk nail marking the intersection of the centerline of Bane Avenue with the centerline (extended) of Hargrove Street, run thence North 54 deg. 59' 03" East 36.14 feet to a new iron pipe; thence along the easterly edge of the right of way of Bane Avenue North 18 deg. 40' 00" 121.60 feet to a new iron pipe, corner of Lots A and B on the plat hereinafter referred to, said pipe being the point of beginning.

From said point of beginning continue along the easterly edge of the right of way of Bane Avenue North 18 degrees 40' 00" East 28.51 feet to a new iron pipe; thence along the southerly boundary of the Joe Weaver, III property as described in Deed Book 517, Page 1, South 80 deg. 30' 00" East 100.4 feet to an existing iron pipe; thence along the western boundary of H. E. Tyndall property as described in deed in Book 355, Page 528, South 18 deg. 35' 41" West 49.79 feet to a new iron pipe; thence along the northerly boundary of the Eddie A. Grissom property as described in deed book 531, Page 13, North 80 deg. 30' 00" West 50.10 feet to an existing iron pipe in the easterly boundary of Lot A; thence North 18 deg. 40' 00" East 21.60 feet to a new iron pipe; thence North 80 deg. 50' 52" West 50.05 feet to the point of beginning, containing 3,861 square feet and being designated as Lot B on Plat of Cawthorne Associates, RLS, dated August 22, 1988, entitled "Survey for Peggy H. Mason", from which the foregoing description was taken to which reference is hereby made for other and further description and certainty of location. For further reference, see Book 640, Page 146, Vance County Registry.

TRACT 3: 1201 McCoin Avenue aka 1201 Hargrove St. (Tax Map 6, Block 10, Lot 013)

Being Lot 1 as appears in Plat Book "C", Page 68, in the Office of the Register of Deeds of Vance County, and being further described by metes and bounds as follows:

Beginning at an existing iron pipe, which said existing iron pipe is situate at the common intersection of the southern margin of the right of way of Hargrove Street with the western margin of the right of way of McCoin Avenue, and which said existing iron pipe is also situate south 60 deg. 22' 30" West 39.27 feet from an existing pk nail, which said existing pk nail in turn is situate at the common intersection of the centerlines of Hargrove Street with McCoin Avenue, if extended; thence proceed along the western margin of the right of way of McCoin Avenue South 20 deg. 30' 00" West 149.92 feet to an existing iron pipe; thence proceed along the common boundary of the property herein described with the property of Lassie Dixon (Book 291, Page 338; Plat Book "C", Page 68, Lot #4) North 79 deg. 58' 45" West 49.85 feet to an existing iron pipe; thence proceed along the common boundary of the property herein described with the property of James W. Richardson (Book 490, Page 501; Plat Book "C", Page 68, Lot #2) North 20 deg. 27' 36" East 149.95 feet to an existing iron pipe, which said existing iron pipe is also situate in the southern margin of the right of way of Hargrove Street; run thence along the Southern margin of the right of way of Hargrove Street South 79 deg. 55' 07" East 49.95 feet to the point and place of beginning containing 0.17 acre according to survey and plat entitled "Survey for Charlie Lee Keeter, III an Debra Lowe Keeter" as prepared by Bobbitt Surveying, PA, dated January 12, 1987.

TRACT 4: 1320 Hargrove Street (Vance County Tax Map 6, Block 6, Lot 4)

Begin at an iron stake on the northern side of Hargrove Street (50 feet from the corner of Bane Avenue and Hargrove Street); run thence North parallel to Bane Avenue 100 feet to an iron stake, thence East and parallel to Hargrove Street 50 feet to an iron stake; thence South and parallel to Bane Avenue 100 feet to an iron stake on Hargrove Street; thence West and along Hargrove Street 50 feet to the place of beginning. Being a portion of Lots 7, 8, and 9 of Block 8 of a plat recorded in Deed Book 44 at Page 242, Vance County Registry, and also being that parcel of land shown on Vance County Tax Map #6 in which map the said tract is designated as Lot #4 in Block 6. Being the same property conveyed to Mrs. Mary H. Holmes by deed recorded in Book 257 at Page 38, Vance County Registry, in which deed and others in the chain of title the street referred to as Hargrove Street is called Third Street.

TRACT 5: 1001 Beacon Street (Vance County Tax Map 6, Block 5, Lot 1)

Said lots adjoin Beacon Street and Second Street, being and comprising Lots Nos. 6, 5, and 4 in Block 9 as shown on plat of Park Place, which said plat is recorded in Book 44 on Page 242 and 243, being the same lots as conveyed in two deeds executed by C. B. Sadler and wife, Mary Beck Sadler et al, recorded in Deed Book 281, Page 197; and Book 281, Page 233, respectively, to which plat and deeds reference is made and made a part hereof, for an accurate description by metes and bounds. For further reference see deed recorded in Vance Registry in Book 410, Page 627.

TRACT 6: 960 Abbott Street (Tax Map 009, Block 1, Lot 3)

Being and comprising Lots Nos. 137, 138, 139 and 140, as shown on map of Eastview Heights, made by N. R. Kinney, April 2, 1954, which map is recorded in Map Book H, Page 66, Vance County Registry, to which reference deed from Willie Edward Keen and wife, to E. C. Seaman and wife recorded in Book 360, Page 17, Vance County Registry.

TRACT 7: 1211 Hargrove Street (Tax Map 6, Block 10, Lot 15)

Begin at a point, said point being the northwesternmost corner of Lot No. 3 as shown on survey of Gerald W. Perkinson and wife, Anne E. Perkinson by Roy E. Turner, R.L.S., and dated 1975-4-9; run thence South 20° 30' West 150.00 feet to a point; run thence South 80° 15' East 50.00 feet to a point; run thence North 20° 30' East 150 feet to a point; run thence North 80° 15' West 50.00 feet to the point and place of the beginning. The same being Lot No. 3 as shown on plat of Alex S. Watkins Lots, registered in Map Book C''C Page 68, Vance Registry, and being part of the property conveyed Alex S. Watkins by Legg-Parham Company as shown in Deed Book 200, Page 466, Vance County Registry. For further reference see Deed in Book 539, Page 50 of the Vance County Registry.

TRACT 8: 822 Nelson Street (Tax Map 11, Block 2, Lot 9)

Being Lots 41, 42 and 43 of what is known as Eastview Heights as shown by map on record in the Office of the Register of Deeds of Vance County, North Carolina, in Plat Book H, at Page No. 66.

It is understood that the above property is conveyed subject to any Restrictive Covenants of the City of Henderson; also subject to any pipe line easements that the City of Henderson may have in or over said property, and subject to a right of way easement to Carolina Power & Light Company, dated March 27, 1954. The above lots having a frontage at 75 feet on the east side of Nelson Street and having a depth of 150 feet, and being more fully described as follows:

Beginning at the southwest corner of Lot No. 40 and on the northeast side of Nelson Street, said beginning corner being South 50-08 West, 235 feet from the intersection of Nelson Street and Roanoke Avenue in the City of Henderson, North Carolina; running thence along the northeast side of Nelson Street, North 50-08 West, 75 feet to the southwest corner of Lot No. 43; thence with the line of Lot No. 43 and 44, North 39-52 East, 150 feet to the southeast corner of Lot No. 78; thence with the rear lines of Lot Nos. 79, 80 and 81, South 50-08 East, 75 feet to the northwest corner of Lot No. 40, thence with the line of Lot No. 40, South 39-52 West, 150 feet to the point of beginning and containing 11,250 sq. ft. more or less. See deeds recorded in Book 375 at Page 190 and Book 378 at Page 161, Vance County Registry.