

Book 0894 Page 0320

FILED
GRANVILLE COUNTY
03/04/2002 4:19 PM
KATHRYN CREWS AVERETT
Register Of Deeds

GRANVILLE COUNTY 03/04/2002
\$21.00



Real Estate
Excise Tax
Excise Tax

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by County on the day of
by

Mail after recording to

This instrument was prepared by J. Thomas Burnette, P.O. Box 428, Oxford, N.C. 27565

Brief description for the Index 3.814 acres, North side Peace Mountain Rd., Salem Township

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this day of February, 2002, by and between

GRANTOR

GRANTEE

David I. Faucette and wife, Gayle T. Faucette

Cheryl Taylor

218 Clover Lane

Oxford, NC 27565

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 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 Salem Township, Granville

County, North Carolina and more particularly described as follows:

BEGINNING at a computed point in the northern margin of an existing 60 foot private right of way known as Peace Mountain Road, said computed point being located N. 07° 48' 33" E. 30.03 feet from an existing iron pin in the centerline of Peace Mountain Road, which said existing iron pin is located S. 82° 56' 14" E. 709.89 feet from an existing spindle set at the centerline of the intersection of Peace Mountain Road and Mountain Road; thence from said point and place of beginning and along the lines of a tract now or formerly owned by Joseph Wesley Smith as described in Deed Book 210, page 93 and shown as Tract 2 on Plat Book 5, page 46, the following courses and distances: N. 07° 48' 33" E. 108.77 feet to an existing bolt, N. 07° 48' 33" E. 217.42 feet to an existing bolt, N. 07° 48' 33" E. 202.55 feet to an existing bolt, and N. 07° 48' 33" E. 117.67 feet to an existing iron pin, which said existing iron pin is the southeastern corner of Lot 2, as shown in Plat Book 20, page 71; thence along the southern margin of a tract now or formerly owned by John Wesley Smith as described in Deed Book 588, page 286, S. 83° 42' 17" E. 342.29 feet to an iron pin set; thence along the margin of David Faucette which is described as Tract 1 in Deed Book 816, page 192, S. 11° 04' 54" W. 651.96 feet to an iron pin set; thence along the northern margin of Peace Mountain Road, N. 83° 02' 29" W. 100.00 feet to an existing iron pin; thence along the margin of a tract now or formerly owned by William A. Dixon as described in Deed Book 622, page 707 and shown as Lot 3 on Plat Book 10, page 5, the following courses and distances: N. 07° 48' 36" E. 301.43 feet to an existing iron pin, N. 83° 37' 32" W. 145.05 feet to an existing iron pin and S. 07° 48' 68" W. 299.97 feet to an existing iron pin; thence along the northern margin of Peace Mountain Road, N. 83° 02' 48" W. 60.00 feet to an existing iron pin, the point and place of beginning, containing 3.814 acres, more or less, according to map and survey for Cheryl Taylor prepared by Barry H. Oakes, R.L.S., being dated 1/3/2001, which said map is incorporated by reference herein as if fully set forth.

There is also conveyed herein as an appurtenance to the above described tract of land a 60 foot wide access easement of ingress, egress and regress, extending from SR #1515 in an easterly direction to the lot or parcel of land herein conveyed, which said easement is more particularly shown on said survey and plat of Precision Surveys, Inc., recorded in Map Book 14, page 16, Granville County Registry.

Delivered to Sonia C for Edmursan i Burnette 3-19-02

The property hereinabove described was acquired by Grantor by instrument recorded in _____

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:

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.

(Corporate Name)

By: _____

President

ATTEST: _____

Secretary (Corporate Seal)

USE BLACK INK ONLY

David I. Faucette
David I. Faucette

(SEAL)

Gayle T. Faucette
Gayle T. Faucette

(SEAL)

(SEAL)

(SEAL)

NORTH CAROLINA, Granville County.

I, a Notary Public of the County and State aforesaid, certify that David I. Faucette and wife,
Gayle T. Faucette Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this 4th day of February March 2002

My commission expires: June 5, 2002 Lynn M. Currin Notary Public

SEAL-STAMP

NORTH CAROLINA, _____ County.

I, a Notary Public of the County and State aforesaid, certify that _____
personally came before me this day and acknowledged that _____ he is _____ Secretary of
_____ a North Carolina corporation, and that by authority duly
given and as the act of the corporation, the foregoing instrument was signed in its name by its _____
President, sealed with its corporate seal and attested by _____ as its _____ Secretary.
Witness my hand and official stamp or seal, this _____ day of _____.

My commission expires: _____ Notary Public

Th _____

--- STATE OF NORTH CAROLINA, GRANVILLE COUNTY.

is/ The foregoing certificate of Lynn M. Currin _____ a Notary Public _____ on the _____

file is certified to be correct. This instrument was presented for registration and filed in this office in Book 894

--- Page 320 This 4th day of March 2002 at 4:19 o'clock P M. _____

By Kathryn A. Newberry Register of Deeds By Kathryn M. Colson Deputy Assistant _____

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