

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

Parcel Identification Number: 105101268180, 105103342828
This is not a certification that this Granville County Parcel Identification Number Matches this deed description.

Beverly Roberts 5-20-16
Tax Collections Staff Signature Date


Doc ID: 003033030005 Type: CRP
Recorded: 05/20/2016 at 02:43:16 PM
Fee Amt: \$26.00 Page 1 of 5
Revenue Tax: \$0.00
Granville County, NC
Kathy M. Taylor Reg of Deeds
BK **1595** PG **443-447**

PREPARED WITHOUT TITLE CERTIFICATION BY: James E. Cross, Jr. (lph), a licensed North Carolina Attorney,
P.O. Drawer 1168, Oxford, NC 27565
Return to: Mr. David Scott, 1108 Morris Road, Pittsboro, NC 27312

Delinquent taxes, if any, to be paid by the closing attorney to the Granville County Tax Collector upon disbursement of closing proceeds.

Tax ID #105101268180 and 105103342828

NORTH CAROLINA
GRANVILLE COUNTY

GIFT DEED

Index: Tracts 1-6, Sassafras Fork Township
9748 and 9788 Poverty Point, Bullock

THIS DEED made this the 14 day of April, 2016, by and between **BARBARA STEARNS COCHRAN**, Grantor (18941 Cedar Valley Way, Santa Clarita, CA 91321), to **DAVID J. SCOTT**, Grantee (1108 Morris Road, Pittsboro, NC 27312);

WITNESSETH:

THAT the Grantor, for natural love and affection, has and by these presents does give, grant and convey to the Grantee, his heirs and assigns, **a one-half (1/2) undivided interest** in and to certain tracts or parcels of land situate in Sassafras Fork Township, Granville County, North Carolina, and more particularly described as follows:

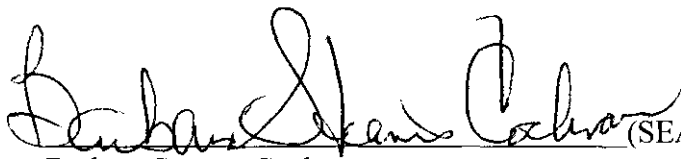
See "Schedule A" attached hereto.

TO HAVE AND TO HOLD a one-half (1/2) undivided interest in and to the aforesaid tracts or parcels 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 to the best of their knowledge.

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.

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

 (SEAL)
Barbara Stearns Cochran

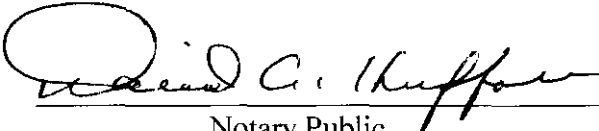
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

I, a Notary Public, in and for the State and County aforesaid, do hereby certify that **Barbara Stearns Cochran** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and Notarial Seal, this the 14th day of ^{April}~~March~~, 2016.

(Official Seal)




Notary Public

DAVID A. HUFFAKER
(Print or type name)

My commission expires: JUNE 14, 2019

"Schedule A"

TRACT I: BEGINNING at the northwest corner of Lot No. 4 as shown and designated upon map of Johnnie C. Currin, R.L.S., December 1952, of record in Map Book 3, at Page 12, Granville County, N. C. Registry, being, also, the southwest corner of Lot No. 3A, running thence along the line of Lot No. 3A S. 60 $\frac{1}{4}$ E. to the point where on said course the 302-foot contour line first intersects said property line, thence continuing on said course into a cove to a point half the distance to the next intersection of said property line and said contour line, a total distance from the point of beginning to said midpoint between said contour line intersections of 175 feet more or less; thence in a southwesterly direction following the middle of the cove formed by the curve of said contour line to a point in the line of Lot No. 5; thence along the line of Lot No. 5 N. 60 $\frac{1}{4}$ W. to a point in the line of Herbert Royster, the southwest corner of Lot N. 4; thence along Royster's line N. 5 $\frac{3}{4}$ E. about 109 feet to the southwest corner of Lot No. 3A, the point and place of beginning, being a portion of the land described in deed from Seminole Rock and Sand Company, dated February 2, 1953, to Paul Ervin Simpson and wife, Marybelle Wright Simpson, recorded in Book 136, page 475, Granville County Registry. See also deed from Andrew Jamieson and wife to Seminole Rock and Sand Company dated January 17, 1949, recorded in Book 125, page 486, Granville County Registry.

For further reference, see deed of record in Book 143, page 65, Granville County Registry.

TRACT II: BEGINNING at an iron stake in the northwest corner of Lot 4 as shown on plat hereinafter referred to and being presently the northwest corner of Reginald Scott in the east line of Herbert Royster and running thence with his line North 6° 27' East 167 feet to an iron stake; thence South 60° 15' East 550 feet to a point; thence South 22° 45' West 150 feet more or less to a point in the northern edge of Lot 4; thence with said Lot North 60° 15' West 500 feet to the beginning, containing 1.9 acres more or less, and consisting of the southwest corner of Lot 3A as shown on plat recorded in Plat Book 3, page 12, Granville County Registry, and being a portion of that property conveyed by warranty deed dated February 2, 1953 from Seminole Rock and Sand Co. to Robert N. Creadick and wife to which plat and deed reference is hereby expressly made for a more particular description of same.

For further reference, see deed of record in Book 143, page 96, Granville County Registry.

TRACT III: BEGINNING at an iron pin, marking the corner of Osborn in U. S. Government line, and running thence N. 6 W. 30 feet to an iron pin, Davis' southwest corner; thence along Davis' line N. 84 E. 150 feet to an iron pin, a new corner; thence along a new line between Osborn and the lot hereby conveyed S. 6 E. 43 feet to an iron pin in the U. S. Government line; thence along the U. S. Government line S. 88 $\frac{1}{2}$ W. 151 feet to the point of beginning, and being Lot No. 4 according to survey of Johnnie C. Currin, R.L.S., made February, 1958, and being a part of the land conveyed to H. T. Osborn, Jr., by Seminole Rock and Sand Company by deed dated December 7, 1956, and of record in Book 145, page 215, Granville County Registry.

It is also understood and agreed that the lot above described is hereby conveyed subject to a reservation of minerals and mineral rights set forth in the above mentioned deed by Seminole Rock and Sand Company to H. T. Osborn, Jr.

For further reference, see deed of record in Book 165, page 126, Granville County Registry.

TRACT IV: BEGINNING at an iron pin, corner with Menefee (formerly Seminole Rock and Sand Company) in Easley's line and running thence along Menefee's line S. 2 E. 551 feet to an iron pin, Davis' corner; thence along Davis' line S. 84 W. 207 feet to an iron pin, Davis' corner; thence along Davis' line and Moore's line N. 6 W. 350 feet to an iron pin, Davis' corner (another parcel); thence along Davis' line N. 26½ E. 335 feet to an iron pin in Easley's line; thence along Easley's line S. 41 E. 108 feet to an iron pin, the point of beginning, containing 2.6 acres, more or less, according to survey by Johnnie C. Currin, R.L.S., made February, 1958, and being a part of the land conveyed to H. T. Osborn, Jr., by Seminole Rock and Sand Company by deed dated December 7, 1956, and of record in Book 145 at page 215, Granville County Registry.

It is understood and agreed that a part of the above described land is located within the area below a contour line having a 320 foot elevation, and such portion is subject to a flowage easement in favor of the United States Government.

It is also understood and agreed that the land above described is hereby conveyed subject to a reservation of minerals and mineral rights set forth in the above mentioned deed by Seminole Rock and Sand Company to H. T. Osborn, Jr., and is subject to a power line right-of-way.

For further reference, see deed of record in Book 165, page 128, Granville County Registry.

TRACT V: BEGINNING at an iron pin, the northwest corner of Lot No. 4 of the Osborn property as surveyed by Johnnie C. Currin, R.L.S., February, 1958, and running thence along the west line of Lot No. 3 N. 6 W. 10 feet to an iron pin in the line of Lot No. 3, a new corner; thence a new line N. 84 E. 351.2 feet to an iron pin, a new corner; thence a new line S. 3 E. 10 feet to an iron pin, a new corner; thence S. 84 W. 201 feet and S. 84 W. 150 feet along the line between Lots 3 and 4 to the point of beginning, and being a small portion of Lot No. 3 and a portion of other lands of F. E. Davis, and also being a part of the parcel of land conveyed by H. T. Osborn, Jr., and wife to F. E. Davis.

It is understood and agreed that such portion of the above described tract as is located within the area below a contour line having an elevation of 320 feet is subject to a flowage easement in favor of the United States Government.

It is also understood and agreed that the land above described is hereby conveyed subject to a reservation of minerals and mineral rights set forth in the above mentioned deed by Seminole Rock and Sand Company to H. T. Osborn, Jr., and is subject to a power line right-of-way.

For further reference, see deed of record in Book 165, page 130, Granville County Registry.

TRACT VI: BEGINNING at an iron pin, Scott's southeast corner in the U. S. Government line, and running thence along Scott's line N. 6 W. 43 feet to an iron pin, Davis' and Scott's corner; thence a new line N. 84 E. 201 feet to an iron pin, a new corner in formerly Seminole Rock and Sand Company's line; thence along said line S. 3 E. 59.1 feet to an iron pin in the Government line; thence along the Government line S. 88½ W. 199 feet to an iron pin, the point of beginning, and being a part of the parcel of land conveyed by H. T. Osborn, Jr., and wife to Fitzgerald E. Davis and wife by deed dated Jan. 30, 1959, and of record in the office of the Register of Deeds of Granville County.

It is understood and agreed that such portion of the above described tract as is located within the area below a contour line having an elevation of 320 feet is subject to a flowage easement in favor of the United States Government.

It is also understood and agreed that the land above described is hereby conveyed subject to a reservation of minerals and mineral rights set forth in the above mentioned deed by Seminole Rock and Sand Company to H. T. Osborn, Jr., and is subject to a power line right-of-way.

For further reference, see deed of record in Book 165, page 132, Granville County Registry.

This conveyance is made subject to and includes the benefits of that certain well and water line agreement recorded in Deed Book 148, page 169, Granville County Registry.

Saving and excepting, however, from the above described tracts are the following lots or parcels of land conveyed off by the grantors:

1. Deed to Walter F. Mathews, Jr. of record in Deed Book 143, page 501, Granville County Registry.
2. Deed to Leroy C. Atkins of record in Deed Book 145, page 592, Granville County Registry.
3. Deeds to F. E. Davis of record in Deed Book 151, page 448, and Book 154, page 256, Granville County Registry.
4. Deed to Donald S. B. Hall of record in Deed Book 168, page 395, Granville County Registry.
5. Deed to David John Scott of record in Deed Book 209, page 555, Granville County Registry.
6. Deed to Dr. Charles B. Wilkerson, Jr. of record in Deed Book 210, page 160, Granville County Registry.

For further reference, see Deed Book 233, page 704, Granville County Registry.
(No Title Certification)