

VANCE
COUNTY

030632

STATE OF
NORTH
CAROLINA
MAR 24 '93Real Estate
Excise Tax
151.00
PB. 19759BOOK 707 PAGE 250
VANCE COUNTY, N.C.
FILED FOR RECORD

Mar 24 2 48 PM '93

W. H. HALE
REGISTER OF DEEDS

Pd \$75,500

Excise Tax

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 19____
by _____

Mail after recording to _____

This instrument was prepared by Davis, Sturges & Tomlinson, Attys., P. O. Drawer 708, Louisburg,
N. C. 27549 (CBSjr:se) (File No. 93-116)
Brief description for the index _____

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 24th day of March, 1993, by and between

GRANTOR

GRANTEE

The Rogers Group, Inc.

Gary L. Williams and wife, Tammi C.
Williams

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 _____, _____ Township, Vance County, North Carolina and more particularly described as follows:

SEE ATTACHED "SCHEDULE A" FOR DESCRIPTION.

"SCHEDULE A" TO DEED EXECUTED BY THE ROGERS GROUP, INC. TO GARY L. WILLIAMS AND WIFE, TAMMI C. WILLIAMS, DATED MARCH 24, 1993

Beginning at a point set in the eastern right of way margin of David Street and marked by a new iron pin, southwest corner for property of Rogers, northwest corner for the tract hereindescribed; said beginning point being further described as being the following tie line course and distance from a new pk nail set at the point of intersection of the centerlines of David Street and Wood Street, to-wit: South 00 deg. 43 min. 31 sec. East 192.98 feet to establish the point and place of Beginning; running thence and leaving the beginning point and with the line of Rogers, South 84 deg. 4 min. 48 sec. East 47.84 feet to a point marked by a new iron pin; thence South 88 deg. 30 min. 44 sec. East 45.57 feet to a point marked by a new iron pin in the line of Hughes property; thence with the Hughes property line, South 6 deg. 44 min. 16 sec. West 59.12 feet to a point marked by a new iron pin; thence South 87 deg. 53 min. 29 sec. East 55.10 feet to a point marked by a new iron pin, a new corner for The Rogers Group property; thence in a new line for The Rogers Group property, South 25 deg. 41 min. 56 sec. West 48.80 feet to a point marked by a new iron pin; thence South 61 deg. 44 min. 1 sec. West 49.27 feet to a point marked by a new iron pin in the line of Kittrell Street, an unopened street, also in the line of Shades Mountain Church of Christ property; thence with the Church property, North 9 deg. 20 min. 52 sec. East 28.49 feet to a point marked by a railroad iron, corner with The Rogers Group property; thence North 88 deg. 30 min. 44 sec. West 92.71 feet to a point in the eastern right of way margin of David Street and marked by a new iron pin; thence and with the eastern margin of David Street, North 6 deg. 14 min. 56 sec. East 104.27 feet to the point and place of Beginning and containing 12,020 square feet as shown on a plat of a survey by Cawthorne & Associates dated March 8, 1993, and entitled "Survey for Gary L. Williams and Tammi C. Williams".

The Grantor assumes and agrees to pay the 1993 taxes.

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.

The Rogers Group, Inc.

(Corporate Name)

John C. Roje
President
Stephanie H. Roje
Secretary (Corporate Seal)

USE BLACK INK ONLY

(SEAL)

(SEAL)

(SEAL)

(SEAL)

SEAL-STAMP

NORTH CAROLINA, _____ County.

I, a Notary Public of the County and State aforesaid, certify that _____ Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this _____ day of _____, 19____.

My commission expires: _____ Notary Public

SEAL-STAMP

NORTH CAROLINA, *Franklin* County.

I, a Notary Public of the County and State aforesaid, certify that *Stephanie H. Roje* Secretary of *The Rogers Group, Inc.* 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, seated with its corporate seal and attested by *her* as its Secretary. Witness my hand and official stamp or seal, this *24* day of *March*, 19*93*.

My commission expires: *12-30-95* *Conrad B. Sturges* Notary Public

The foregoing Certificate of *Conrad B. Sturges, Jr.,* Notary Public of *Franklin County, N.C.,*

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 hereof.

SARAH H. HALE REGISTER OF DEEDS FOR *Vance* COUNTY
By *Rebecca W. Ivins* Deputy/Assistant Register of Deeds