

VANCE COUNTY, N. C.
FILED FOR RECORD

99 APR -8 PM 4:40

CYNTHIA S. ABBOTT
REGISTER OF DEEDS

VANCE COUNTY NC 04/08/99
\$28.00



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 02379

Mail after recording to

This instrument was prepared by Lori A. Renn, Attorney at Law

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 8 day of April, 1999, by and between

GRANTOR

GRANTEE

Charlie L. Keeter, III and wife,
Debra L. Keeter

Franklin D. Fogleman and wife,
Donna P. Fogleman, as Tenants by
the Entirety, and
Dewey Lewis Fogleman
1530 Franklin Lane
Henderson, NC 27536

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

See attached Schedule "A"

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 732, Page 618, Vance County Registry

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:

- a. Existing rights of way for roadways and public utilities of record.

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

Charlie L. Keeter, III (SEAL)
Debra L. Keeter (SEAL)
Franklin D. Fogleman (SEAL)



NORTH CAROLINA, Vance County.

I, a Notary Public of the County and State aforesaid, certify that Charlie L. Keeter, III and wife, Debra L. Keeter and Franklin D. Fogleman Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 8 day of April, 1999. My commission expires: 5-31-2000 Melinda C Rainey 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 Notary Public My commission expires:

The foregoing Certificate(s) of Melinda C. Rainey, Notary Public of Vance 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.

CYNTHIA S. ABBOTT REGISTER OF DEEDS FOR VANCE COUNTY By Assistant - Register of Deeds

Attachment to that North Carolina General Warranty Deed from Charlie L. Keeter, III and wife, Debra L. Keeter and Franklin D. Fogleman to Franklin D. Fogleman and wife, Donna P. Fogleman, as Tenants by the Entirety, and Dewey Lewis Fogleman dated April ____, 1999.

Schedule "A"

BEGIN at a PK nail located in the centerline of the intersection of S.R. 1370 with S.R. 1369 and run thence along the centerline of S.R. 1370 N. 37 degrees 22' 00" W. 485.00 feet to a nail located in the centerline of the intersection of S.R. 1370 and an 18 foot private easement more particularly described in Deed Book 635 at Page 203 and shown in Plat Book V at Page 55. Run thence along the centerline of said easement N. 78 degrees 57' 14" W. 259.56 feet to a PK nail located in the centerline of said easement; continue thence N. 87 degrees 07' 26" W. 99.89 feet along the centerline of said easement to a PK nail; continue thence S. 83 degrees 15' W. 74.08 feet along the centerline of said easement to an existing iron pin; run thence N. 06 degrees 00' 11" E. 26.11 feet to an existing iron pin; run thence N. 84 degrees 33' 53" W. 418.09 feet to an existing iron pin; run thence S. 02 degrees 36' 13" E. 925.46 feet along the eastern edge of a 30 foot private road to an iron pin, said iron pin being the point and place of beginning.

TRACT #1:

From said point and place of beginning, run thence N. 87 degrees 23' 46" W. 315.70 feet to an iron pin; run thence S. 01 degrees 38' 59" W. 307.97 through an iron pin to a PK nail; run thence S. 15 degrees 19' 49" E. 47.40 feet to an PK nail; run thence N. 77 degrees 13' 26" E. 61.15 feet to a PK nail located in the centerline of a creek branch; continue thence along said centerline N. 84 degrees 01' 11" E. 203.13 feet to a PK nail; thence continuing along said centerline S. 82 degrees 21' 39" E. 140.87 feet to a Pk nail; continue thence along said centerline S. 48 degrees 47' 29" W. 96.60 feet to a PK nail; continue thence along said centerline S. 60 degrees 32' 52" E. 92.64 feet to a PK nail; run thence along the common boundary of the property herein described and the property of W.H. Ellington (Deed Book 509, Page 446) to an existing iron pin; run thence N. 05 degrees 58' 31" E. 182.70 feet along the common boundary line of the property herein described and the property of Edna P. Ellington (Deed Book 509, Page 446) to an existing iron pin. Said iron pin, being the point and place of beginning, containing 4.50 acres and being designated as Lot 1 on that map entitled "Survey for Charlie L. Keeter III and wife, Debra L. Keeter and prepared by Luther E. Stegall, R.L.S., dated June 15, 1996.

TRACT #2:

From said point and place of beginning, run thence S. 87 degrees 23' 46" E. 280.23 feet to an existing iron pin; run thence N. 06 degrees 00' 11" E. 485.78 feet to an existing iron pin; run thence S. 83 degrees 20' 52" W. 352.48 feet to an existing iron pin; run thence S. 02 degrees 36' 13" E. to an iron pin. Said iron pin being the point and place of beginning, containing 3.29 acres and being designated as Lot 2 on that map entitled "Survey for Charlie L. Keeter, III and wife, Debra L. Keeter, prepared by Luther E. Stegall, R.L.S., dated June 15, 1996.

ALSO CONVEYED HERewith to the grantee, its successors and assigns, is a perpetual non-exclusive easement appurtenant of ingress, egress and regress along that 30 private road, that 50 foot private road, and the 18 foot easement to and from state road 1370 as depicted on that map entitled "Survey for Charlie L. Keeter, III and wife, Debra L. Keeter, as prepared by Luther E. Stegall, R. L. S., dated June 15, 1996.

That parties hereto agree that this Deed is made pursuant to that Land Contract dated January 21, 1998 and recorded in Book 810, Page 627, Vance County Registry, the purpose being to convey the above-described property to the Grantees in fee simple absolute, and both parties to the Land Contract further acknowledge that the Grantees herein have complied in full with their obligation under the terms of the said Land Contract. All parties to the Land Contract further agree and acknowledge that the Grantees have occupied this property since the approximate date of January 21, 1998.