

STATE OF NORTH CAROLINA
JUN 10 '85
RB. 10707
Real Estate Excise Tax
67.00

NORTH CAROLINA
FRANKLIN COUNTY

Filed for Registration the 10th day of June
A.D. 19 85 at 1:05 P.M. and recorded in
Book 818 Page 371-374
MARTHA D. SHEARIN REGISTER OF DEEDS

Excise Tax
Recording Time, Book and Page
Tax Lot No
Verified by
by
Parcel Identifier No
County on the day of , 19

Mail after recording to

This instrument was prepared by Jolly, Williamson & Williamson (BNWIII)
Brief description for the Index
Lot #11 - Franklinton Township

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 10th day of June , 19 85 , by and between
GRANTOR
Ted G. Gupton and wife Judy M. Gupton
GRANTEE
Rex S. Allen

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 Franklinton Township,

Franklin County, North Carolina and more particularly described as follows
BEGINNING at a pk nail in the center of State Road #1203, said beginning point being the Southwest corner of a tract of land designated on plat hereinafter referred to as Tract #12-A and the Northwest corner of the tract hereinafter described, said beginning point also being the point of intersection of the center line of State Road #1203 with the center line of a 60 foot wide private easement as shown on the aforesaid plat; thence running from the beginning point and along the center line of State Road #1203 South 18 deg. 30 min. West 498.69 feet to a pk nail; thence continuing along the center line of State Road #1203 South 18 deg. 37 min. West 440.75 feet to a pk nail; thence leaving State Road #1203 South 50 deg. 15 min. East 749.94 feet to an iron pipe in the line of property designated on the aforesaid plat as Joseph Wright property; thence along said Wright line and the line of Mrs. Dema Brown South 83 deg. 27 min. East 1288.57 feet to an iron pipe, corner of a tract designated on the aforesaid plat as Tract #10; thence along the line of Tract #10 North 06 deg. 30 min. East 999.53 feet to an iron pipe in the center line of the aforesaid 60 foot wide easement; thence along the center line of the aforesaid 60 foot wide easement the following courses and distances: North 87 deg. 55 min. West 59.50 feet to an iron pipe, South 76 deg. 51 min. West 110.08 feet to an iron pipe, South 69 deg. 46 min. West 162.81 feet to an iron pipe, South 83 deg. 38 min. West 140.57 feet to an iron pipe, North 77 deg. 33 min. West 68.67 feet to an iron pipe, North 31 deg. 09 min. West 130.46 feet to an iron pipe, North 60 deg. 07 min. West 65.27 feet to an iron pipe, North 74 deg. 45 min. West 273.58 feet to an iron pipe, North 59 deg. 53 min. West 116.46 feet to an iron pipe, North 62 deg. 15 min. West 93.70 feet to an iron pipe, North 48 deg. 09 min. West 109.00 feet to an iron pipe, North 23 deg. 18 min. West 108.48

(OVER)

feet to an iron pipe, North 58 deg. 15 min. West 63.76 feet to an iron pipe, South 77 deg. 12 min. West 69.95 feet to an iron pipe, North 80 deg. 18 min. West 83.24 feet to an iron pipe, and North 71 deg. 39 min. West 258.33 feet to the point of beginning, containing 43.305 acres according to survey by Williams, Pearce & Assoc., P. A., Registered Land Surveyors, as shown on plat thereof dated June 30, 1984 entitled "Property Survey for Ted Gupton, Franklinton Township, Franklin County, North Carolina," and being designated as Tract #11 on said plat.

INCLUDED IN THIS CONVEYANCE AS A PRIVILEGE APPURTENANT to the above described tract of land is a right of way and easement in common with others having like rights, for the purpose of ingress and regress to and from said tract of land and State Road #1203, said right of way and easement being 60 feet in width and being more particularly shown and defined on plat of survey by Williams, Pearce & Assoc., R.L.S., dated 30 June 1984.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING COVENANTS AND RESTRICTIONS which shall be binding upon the grantees and upon all persons who shall claim, by, under or through them.

1. No owner of any portion of the above described lands shall be permitted to use said lands to dump trash or debris of any kind nor shall any owner of any portion of the above described lands use same as a landfill, for the purpose of dumping trash, debris or refuse of any kind or description. No owner of any portion of the above described lands shall be permitted to use said lands as a junkyard for abandoned vehicles and equipment.
2. No owner of any portion of the above described lands shall be permitted to raise swine, poultry, or cattle for commercial use, and shall not at any time keep or maintain upon said premises any swine or poultry.
3. No owner of any portion of the above described lands shall be permitted to maintain or use any portion of said lands as a commercial mobile home park.

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 appuitenances 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)

(Corporate Name)

By -----
----- President

ATTEST

----- Secretary (Corporate Seal)

USE BLACK INK ONLY

Ted G. Gupton ----- (SEAL)
Ted G. Gupton

Judy M. Gupton ----- (SEAL)
Judy M. Gupton

----- (SEAL)

----- (SEAL)

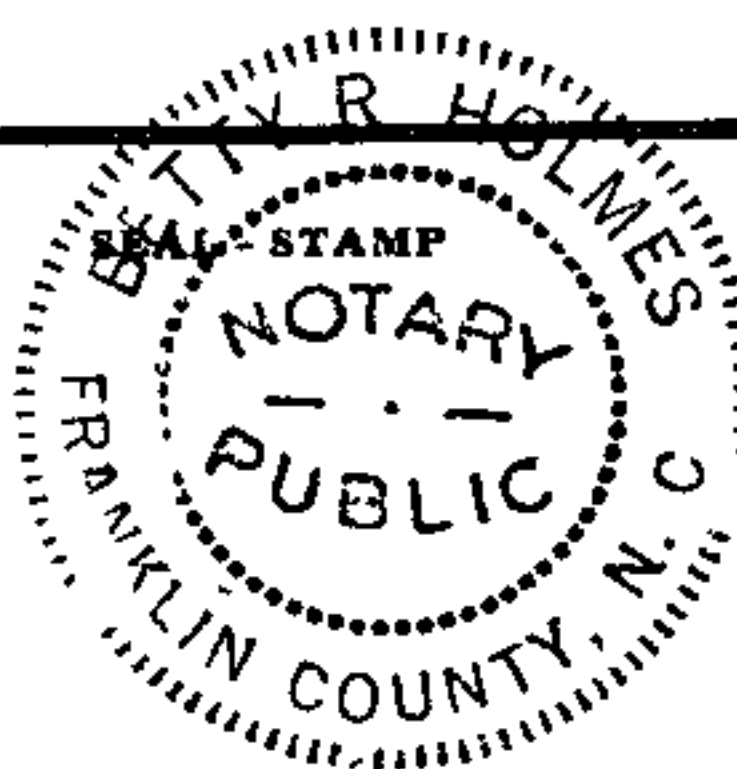
----- (SEAL)

----- (SEAL)

----- (SEAL)

----- (SEAL)

USE BLACK INK ONLY



64
NORTH CAROLINA, Franklin County
I, a Notary Public of the County and State aforesaid, certify that
Ted G. Gupton and wife Judy M. Gupton Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this 10th day of June, 1985
My commission expires 30 April 1990 Betty R. Holmes Notary Public

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, 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

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hand and official stamp or seal, this day of , 19
My commission expires 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 , 19
My commission expires Notary Public

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My commission expires Notary Public

The foregoing Certificate(s) of North Carolina, Franklin County
Betty R. Holmes, A Notary Public

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

By Martha D. Shearin REGISTER OF DEEDS FOR Franklin COUNTY
JUN 10 1985