

FRANKLIN COUNTY

FEB 7, 92

Real Estate
Excise Tax

Excise Tax

20.00

NORTH CAROLINA, FRANKLIN COUNTY

FILED

DATE: February 7, 1992

TIME: 4:20 P.M.

BOOK: 947

PAGE: 940-943

 Martha D. Shearin
 MARTHA D. SHEARIN, REGISTER OF DEEDS
By Linda H. Hight, Deputy
Recording Time, Book and Page
 Tax Lot No. _____ Parcel Identifier No. _____
 Verified by _____ County on the _____ day of _____, 19____
 by _____
Mail after recording to GranteeThis instrument was prepared by Steven E. Hight, Attorney, P.A. (gae)

Brief description for the Index

2 Tracts-Cypress Creek Township

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 5th day of February, 1992, by and between

GRANTOR

Mrs. Annie Lee Moore, widow

GRANTEE

 Merle T. Cale and wife, Carolyn
 S. Cale
 224 Branch Street
 P. O. Box 983
 Spring Hope, NC 27882

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 _____, _____ Cypress Creek _____ Township, _____ Franklin _____ County, North Carolina and more particularly described as follows:

SEE ATTACHED SCHEDULE A

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

See Book 741, Page 553 and Book 704, Page 388

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)

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 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

NORTH CAROLINA
FRANKLIN COUNTY

annexed
The following Certificate(s) of George Anne Eddy, 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.

Martha D. Shearin
Martha D. Shearin

REGISTER OF DEEDS FOR Franklin COUNTY

Anda H. H. H. Deputy Deputy/Assistant - Register of Deeds

SCHEDULE A

Those certain tracts or parcels of land lying and being located in Cypress Creek Township, Franklin County, North Carolina, being located on or near S.R. 1629 and being bounded now or formerly by the lands of Ellen H. Moore et als, Cynthia Moore Carter, Robert B. Wood Heirs, Ruth Fisher Threlkeld, Michael Ludolph Edwards, Glenna Thompson, and W. R. Wilder and being more particularly described as follows:

TRACT A: BEGINNING at a point marked by an existing iron pipe, said existing iron pipe being located the following courses and distances from an existing P.K. nail in the intersection of S.R. 1002 and S.R. 1629: along a tie line N. 35° 14' 41" E. 1541.62 ft. to an existing axle, thence along the line of Tract B as described hereinbelow N. 50° 51' 07" E. 437.24 ft. to an existing iron pipe; cornering, thence along the line of Ellen H. Moore S. 85° 45' 07" W. 197.02 ft. to an existing iron pipe; thence along the line of Ellen H. Moore et als N. 87° 59' 30" W. 147.73 ft. to the point of BEGINNING being marked by an existing iron pipe; thence from said point of BEGINNING along the line of Tract B as described hereinbelow N. 78° 04' 54" W. 220.00 ft. to a new iron pipe; cornering, thence along the line of Threlkeld N. 07° 44' 56" W. 711.50 ft. to a marked pine tree in the line of the Robert B. Wood Heirs; cornering, thence along the line of the Robert B. Wood Heirs S. 83° 48' 43" E. 437.74 ft. to an existing iron pipe; cornering, thence along the line of Cynthia Moore Carter S. 10° 00' 00" W. 224.77 ft. to an existing iron pipe; thence along the line of Ellen H. Moore and Cynthia Lynn Moore S. 10° 00' 00" W. 489.33 ft. to the point and place of BEGINNING and containing 5.27 acres and described as Tract A on that certain map and survey by Bobbitt Surveying, P.A. dated January 27, 1992, and entitled "Property of Ewell R. Moore Survey for Carolyn F. Sykes Cale and Merle T. Cale."

TRACT B: BEGINNING at a point marked by an existing axle, said existing axle being located N. 35° 14' 41" E. 1541.62 ft. along a tie line from an existing P.K. nail in the intersection of S.R. 1002 and S.R. 1629; running thence from said point of BEGINNING along the line of W. R. Wilder N. 86° 12' 48" W. 456.02 ft. to an existing axle in the corner of Thompson; cornering, thence N. 08° 33' 15" W. 355.83 ft. to a new iron pipe in the corner of Edwards; cornering, thence along the line of Threlkeld S. 73° 45' 00" E. 99.48 ft. to a new iron pipe; thence further along the line of Threlkeld S. 67° 14' 30" E. 100.00 ft. to a new iron pipe; thence further along the line of Threlkeld S. 88° 02' 53" E. 100.00 ft. to a new iron pipe; thence along the line of Tract A as described hereinabove S. 78° 04' 54" E. 220.00 ft. to an existing iron pipe; thence along the line of Ellen H. Moore and Cynthia Lynn Moore S. 87° 59' 30" E. 147.73 ft. to an existing iron pipe; thence along the line of Ellen H. Moore N. 85° 45' 07" E. 197.02 ft. to an existing iron pipe in the edge of the right-of-way for N.C.S.R. 1629; cornering, thence S. 50° 51' 07" W. 437.24 ft. to the point and place of BEGINNING and containing 4.29 acres and described as Tract B on that map and survey by Bobbitt Surveying, P.A. dated January 27, 1992, and entitled "Property of Ewell R. Moore Survey for Carolyn F. Sykes Cale and Merle T. Cale".

LB m

NORTH CAROLINA

FRANKLIN COUNTY

I, George Anne Eddy, a Notary Public for said County and State, do hereby certify that Louis P. Moore, attorney in fact for Annie Lee Moore, also known as Mrs. E. R. Moore, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of the said Annie Lee Moore, also known as Mrs. E. R. Moore, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the office of the Register of Deeds of Franklin County, North Carolina, on the 3rd day of May, 1991, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney.

I do further certify that the said Louis P. Moore acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Annie Lee Moore, also known as Mrs. E. R. Moore.

Witness my hand and seal, this the 7th day of February, 1992.

George Anne Eddy
Notary Public

My Commission Expires: 7-16-95

(SEAL)

