

BOOK 1843 PAGE 80

0 6722

CABARRUS COUNTY NC 04/04/97 \$244.00



Real Estate Excise Tax

FILED

BOOK PAGE

Apr 4 10 21 AM '97

CHARLES B. ROSS REGISTER OF DEEDS CABARRUS CO., N.C.

Excise Tax 244.00

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 Hartsell Hartsell Spainhour & Shelley, P. A. (J. Maxton Elliott)

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 3rd day of April, 1997, by and between

GRANTOR

Macon Lee Cauble and wife, Bessie Hatley Cauble

GRANTEE

Eric E. Smith and wife, Sandra D. Smith

718 Lentz Harness Shop Road Mt. Pleasant, N. C. 28124

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 No. 9 Township,

Cabarrus County, North Carolina and more particularly described as follows:

LYING and being in No. 9 Township, Cabarrus County, North Carolina, on the west side of Cauble Road and on the south side of Roundtree Road, adjoining the property of Macon Lee Cauble, Dorothy E. Kiker, Laura Hatley Eury Estate, Clifford M. Barrier, J. C. Honeycutt, Sue H. Allmon, Clarence A. Allman, William C. Isenhour, Danny Lynn Harwood and Lester E. Paige, and is more particularly described as follows:

BEGINNING at a railroad spike at the southwestern intersection of Cauble Road and Roundtree Road in the line of William C. Isenhour, and runs thence with two (2) of his lines as follows: (1) S. 09-16-58 W. 102.47 feet to a railroad spike; and (2) S. 09-16-58 W. 541.71 feet to an existing iron rod, corner of Danny Lynn Harwood; thence with the line of Danny Lynn Harwood and Lester E. Paige S. 09-19-50 W. (passing an iron pipe on line at 835.89 feet) 1671.57 feet to an existing iron rod at the intersection of Cauble Road and Paige Road; thence S. 09-52 W. 45.71 feet to an iron stake, a new corner of Cauble; thence a new line of Cauble N. 87-00-06 W. 331.94 feet to an iron rod in the line of Dorothy E. Kiker; thence with two (2) of her lines as follows: (1) N. 22-10-09 W. 192.66 feet to an iron rod and (2) N. 77-28-40 W. 576.69 feet to an iron rod in the line of Laura Hatley Eury Estate; thence with the line of the Eury Estate, Clifford Barrier and J. C. Honeycutt N. 08-26-47 E. 2423.84 feet to an existing iron rod in the line of J. C. Honeycutt, corner of Sue H. Allmon; thence with her line S. 54-16-05 E. 487.10 feet to an existing iron rod; thence S. 53-44-22 W. 17.96 feet to a computed point in the center line of Roundtree Road; thence with the center line of Roundtree Road five (5) lines as follows: (1) S. 49-08-18 E. 198.11 feet to a point; (2) S. 50-30-04 E. 116.83 feet to a point; (3) S. 51-26-38 E. 114.76 feet to a point; (4) S. 55-10-29 E. 79.78 feet to a point; and (5) S. 58-01-45 E. 226.22 feet to the point of BEGINNING, containing 61.419 acres according to a survey by Mel G. Thompson Associates, P.A., dated March 7, 1997, and is part of that property conveyed by Mary Allman Cauble to Macon Lee Cauble and wife, Bessie Hatley Cauble, by deed dated October 22, 1963, and recorded in Record of Deeds Book No. 332, Page 236.

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

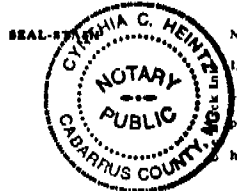
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 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.

By: _____ (Corporate Name)
Macon Lee Cauble (SEAL)
Macon Lee Cauble
Bessie Hatley Cauble (SEAL)
Bessie Hatley Cauble
ATTEST: _____ (SEAL)
Secretary (Corporate Seal) _____ (SEAL)

USE BLACKINK ONLY



NORTH CAROLINA, Cabarrus County.
I, a Notary Public of the County and State aforesaid, certify that Macon Lee Cauble and wife, Bessie Hatley Cauble Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 3rd day of April, 1977.
My commission expires: Feb 18, 2002 Cynthia C. Heintz Notary Public

SEAL-STAMP NORTH CAROLINA, _____ County.
I, a Notary Public of the County and State aforesaid, certify that _____ 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 _____ as its _____ Secretary.
Witness my hand and official stamp or seal, this _____ day of _____, 19____.

My commission expires: _____ Notary Public

The foregoing Certificate(s) of Cynthia C. Heintz 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.

REGISTER OF DEEDS Cabarrus COUNTY
By Joyce S. Yates Deputy/Assistant - Register of Deeds 4-4-97