

FILED
Jul 27 1999 @ 01:55:52 PM
Pam Miller
Register of Deeds Polk COUNTY
BOOK 256 Page 1240

962452 Polk COUNTY
Jul 27 1999 \$1,150.00



Real Estate
Excise Tax

Excise Tax \$1,150.00

Recording Time, Book and Page

Tax Lot No. R-86-48 Parcel Identifier No.
Verified by Polk County on the day of July, 19 99
by Louise Cochran, Tax Administrator

Shall after recording to R. D. BRONDYKE PO Box 1530 ASHEVILLE, N.C. 28802

This instrument was prepared by R. ANDERSON HAYNES, Attorney at Law, P.O. Box 100, Tryon, NC 28782
Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 26th day of JULY, 19 99, by and between

GRANTOR

GRANTEE

MAUDE G. CARR, unmarried

FRANK W. HOYLE, JR. and
AUTUMN H. HOYLE, his wife

Mailing Address:
300 LUTHER DURNAM ROAD
TRYON, N.C. 28782

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

Adjoining the lands of Randolph A. and Mamie T. Walker, Champion International, Inc., lands now or formerly belonging to Henry W. Welch and others and more particularly described by metes and bounds as follows:

BEGINNING at a point in the center line of North Carolina Secondary Road Number 1521, which point is the northeastern corner of the lands now or formerly owned by Henry W. Welch, situated in the western line of the property belonging to Champion International, said beginning point stands South 87 degrees 38 minutes 50 seconds East 15 feet from a concrete monument situated in the western margin of said road, said concrete monument being the terminus of the 8th call in the description of the land described in and conveyed by a deed from Robert M. Weaver and Ruth W. Weaver, his wife, to Randolph A. Walker and Mamie T. Walker, his wife, dated July 15, 1975, recorded in Book 162 at Page 1625, Polk County Registry, and running thence from said beginning point and with the center line of North Carolina Secondary Road Number 1521, twelve (12) calls as follows: North 12 degrees 51 minutes 40 seconds East 297.26 feet to a spike, North 9 degrees 49 minutes 50 seconds East 205.31 feet to a spike where the center line of North Carolina Secondary Road Number 1521 is intersected by the center line of North Carolina Secondary Road

Number 1523, North 1 degree 53 minutes 10 seconds East 136.25 feet to a new iron rod, North 10 degrees 48 minutes 50 seconds West 85.51 feet to a new iron rod, North 20 degrees 37 minutes 10 seconds West 87.66 feet to a new iron rod, North 30 degrees 42 minutes West 49.31 feet to a new iron rod, North 40 degrees 39 minutes West 56.89 feet to a new iron rod, North 60 degrees 32 minutes 30 seconds West 52.10 feet to a new iron rod, North 72 degrees 30 minutes West 105.69 feet to a new iron rod, North 65 degrees 56 minutes 40 seconds West 52.55 feet to a new iron rod, North 61 degrees 37 minutes 10 seconds West 166.92 feet to a new iron pipe and North 66 degrees 23 minutes 40 seconds West 81.38 feet to a new iron pipe; thence South 61 degrees 40 minutes 40 seconds West 191.75 feet to an iron pin at a fence corner; thence South 17 degrees 46 minutes West 990.33 feet to a concrete monument, a corner of the land now or formerly owned by Henry W. Welch; thence with the Welch line South 87 degrees 38 minutes 50 seconds East (crossing a concrete monument at 875.77 feet) 890.77 feet to the BEGINNING, containing 17.79 acres.

The above metes and bounds description was taken from a plat entitled "Walter H. and Patricia M. Lehner, Columbus Twp., Polk Co., N.C.", dated January 19, 1976, made by Sam T. Marlowe and Associates, Registered Land Surveyors, reference being hereby had to said plat in aid of the description.

The above described property is the identical property conveyed by that certain deed from Patricia M. Lehner, widow, to Maude G. Carr, dated January 6, 1989, recorded in Book 201 at Page 311, Polk County Registry.

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:

- a. Subject to all rights of way for public utilities;
- b. Subject to all rights of way for public streets, roadways, and/or easements, particularly rights of way for North Carolina State Roads #1521 and #1523;
- c. Subject to applicable zoning ordinances, if any.

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

USE BLACK INK ONLY

x *Maude G. Carr* (SEAL)
Maude G. Carr

..... (SEAL)

..... (SEAL)

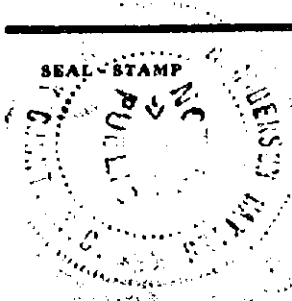
..... (SEAL)

..... (SEAL)

..... (SEAL)

..... (SEAL)

..... (SEAL)

SEAL - STAMP  NORTH CAROLINA, POLK County.

I, a Notary Public of the County and State aforesaid, certify that MAUDE G. CARR, unmarried Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 27th day of JULY, 19 99.

My commission expires: 12-7-00 *Rabun* 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

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

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

The foregoing Certificate(s) of *J. Anderson Haynes*

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.

Frank D. Miller REGISTER OF DEEDS FOR *Polk* COUNTY

By Deputy/Assistant-Register of Deeds.