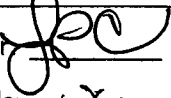




FILED  
YADKIN COUNTY NC  
ARIC WILHELM  
REGISTER OF DEEDS  
FILED May 02, 2019  
AT 03:39:34 pm  
BOOK 01257  
START PAGE 0872  
END PAGE 0874  
INSTRUMENT # 01456  
EXCISE TAX \$300.00

Tax Collector:	
Land Records:	
Tax Appraisal:	

THIS INSTRUMENT DRAFTED BY: FRANK C. ZACHARY, PLLC, ATTORNEY  
AT LAW, P. O. BOX 2494, YADKINVILLE, NORTH CAROLINA 27055

STATE OF NORTH CAROLINA

COUNTY OF YADKIN

Tax Map #: 5807(13)-22-3615  
P. R. #: 130179  
Tax Map #: 5807(13)-22-1632  
P. R. #: 130175

WARRANTY DEED

THIS DEED, made this the 2nd day of May, 2019, by and between **STEVEN FLOYD MESSICK AND WIFE, REBECCA M. MESSICK**, of Yadkin County, State of North Carolina, whose permanent mailing address is P. O. Box 183, Jonesville, North Carolina 28642, hereinafter called "Grantors"; and **NAUTILUS COMMERCIAL, INC., A NORTH CAROLINA CORPORATION**, of Yadkin County, State of North Carolina, whose permanent mailing address is 2721 Lori Lane, Yadkinville, North Carolina 27055, hereinafter called "Grantee".

WITNESSETH:

That the said Grantors, for and in consideration of the sum of ONE HUNDRED AND NO/100 DOLLARS, and other good and valuable consideration, to them in hand paid by the Grantee, the receipt whereof is hereby acknowledged, have given, granted, bargained, sold and conveyed, and by these presents do give, grant, bargain, sell, convey and confirm unto said Grantee, its heirs, successors, and/or assigns, that certain tract or parcel of land located in North Liberty Township, Yadkin County, North Carolina, being more particularly described as follows:

**TRACT ONE:** BEING that tract of land containing .836 acres, more or less, being located in North Liberty Township, Yadkin County, North Carolina, and being bounded by natural boundaries and/or lands owned by or in possession of persons as follows: on the North by S.R. #1314 (Old U.S. Highway 421 West of Yadkinville); on the East by the Duke Power Company; on the South by Gary D. Davis; and on the West by Ima Brown, being more completely described on that plat of survey based on magnetic North in 1990 and courses and distances prepared by T. Roy Sheek, Registered Land Surveyor, L-1501, on 4-18-90, as follows:

BEGINNING at an existing 1 inch outer diameter iron pipe found in the line of that property now belonging to Gary D. Davis (Book 281, Page 409), being the Southeast corner of the within described tract and the Southwest corner for the Duke Power Company (see Deed Book 112, Page 684), said BEGINNING iron pipe is located 6.2 feet Southeast from the Southeast corner of the existing garage building located on the within described premises; thence running with the Davis line South 82 degs. 00 mins. 00 secs. West 164.16 feet to an existing 2 inch outer diameter iron pipe found, the Southeast corner for Ima Brown (see Deed Book 92, Page 616) and the Southwest corner of the within described tract; thence running with the Brown line North 07 degs. 34 mins. 10 secs. West, crossing a new 1/2 inch rebar set at 179.46 feet, a total distance of 198.96 feet to a point in the center of S.R. #1314 (Old U.S. Highway 421 West of Yadkinville), being the Northwest corner of the within described tract; thence running with the centerline of said S.R. #1314 North 82 degs. 26 mins. 11 secs. East 200.00 feet

to a point in the center of the road, the Northeast corner of the within described tract; thence running with the line of that property belonging to Duke Power (see Deed Book 112, Page 684) South 03 degs 36 mins. 59 secs. West 25.00 feet to a new 1/2 inch rebar set, said new rebar is located South 82 degs. 48 mins. West 301.37 feet from an existing iron pipe found on the South side of S.R. #1314 which marks a corner of the old Harmony Grove Friends Church Cemetery which is located on the South side of S.R. #1314; thence running further with the line of the Duke Power property South 03 degs. 36 mins. 59 secs. West 176.51 feet to the POINT AND PLACE OF BEGINNING, CONTAINING .836 ACRES, MORE OR LESS. Being Drawing No. 1121.

For further reference, see Deed Book 270, Page 066, and Deed Book 388, Page 046, Yadkin County Registry. See Yadkin County Tax Map 5807(13)-22-3615. Also, see that Boundary Line Agreement entered into between Ima Brown (widow) and John W. Puckett et al., recorded in Book 304, Page 0232, Yadkin County Registry.

Property Address: 1417 West Main Street, Yadkinville, NC 27055.

The above described property does not comprise the primary residence of the Grantors.

**TRACT TWO:** BEGINNING at a point in the center of U. S. Highway No. 421 approximately 25 feet North of an iron stake in the center of a street that runs South from said highway, runs with the center of said highway North 78 degs. East 163 feet to a point in the center of said highway, approximately 20 feet North of an iron stake on the South bank of said highway; thence South 12 degs. East 200 feet to an iron stake, S. W. Vestal's corner; thence South 79 degs. West 200 feet to an iron stake in the center of the street that runs South from said highway; thence North with the center of said street 200 feet to the POINT OF BEGINNING, CONTAINING 0.83 ACRES, MORE OR LESS.

For reference, see Deed Book 72, Page 605; Deed Book 378, Page 126; and Deed Book 454, Page 265, Yadkin County Registry. See Yadkin County Tax Map 5807(13)-22-1632.

Property Address: 1437 West Main Street, Yadkinville, NC 27055.

The above described property does comprise the primary residence of the Grantors.

TO HAVE AND TO HOLD the above described tract of land, with all appurtenances thereunto belonging, or in any wise appertaining unto the Grantee, its heirs and/or successors and assigns forever.

And the Grantors covenant that they are seized of said premises in fee, and have the right to convey the same in fee simple; that said premises are free from encumbrances (with exceptions above stated, if any); and that they will warrant and defend the said title to the same against the lawful claims of all persons whomsoever.

When reference is made to the Grantors or Grantees, the singular shall include the plural and the masculine shall include the feminine or the neuter.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, the day and year first above written.

 (SEAL)  
STEVEN FLOYD MESSICK


 (SEAL)  
REBECCA M. MESSICK

STATE OF NORTH CAROLINA

COUNTY OF YADKIN

I, Frank C. Zachary, a Notary Public of said County and State hereby certify that STEVEN FLOYD MESSICK AND WIFE, REBECCA M. MESSICK, GRANTORS, personally known to me or identified as follows: NCDL personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and notarial seal, this the 2nd day of May, 2019.

  
NOTARY PUBLIC

My Commission Expires: April 19, 2024

