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Doc ID: 000428050002 Type: CRP
Recorded: 04/05/2006 at 01:05:22 PM
Fee Amt: \$172.00 Page 1 of 2
Excise Tax: \$155.00
Instr# 200500014863
Rutherford County, NC
Faye H. Huskey Register of Deeds

BK 900 PG 308-309

Excise Tax #155.00	Recording Time, Book and Page
Tax Lot No. _____	Parcel Identified _____
No. _____	
Verified by _____	County of the _____ day of _____
20 _____	
by _____	

Mail after recording to: Peter E. Lane, P.O. Box 1519, Rutherfordton, NC 28139

This instrument was prepared by: Daniel W. Sweat, Attorney at Law

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 5th day of April, 2006, by and between

GRANTOR	GRANTEE
Cleveland County HealthCare System 201 East Grover Street Shelby, North Carolina 28150	Ernest Wayne Fish, and wife Rose Cooper Fish <i>277 Black Road Ellenboro, NC 28040</i>

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 Rutherford County, North Carolina, and being more particularly described as follows:

Tract No. 1:
Being Lot No. 2 of Tract 2 as shown on a plat recorded in Plat Book 10 at Page 119 in the Rutherford County Registry to which reference is hereby made for a complete description, and being described by metes and bounds as follows:

BEGINNING at an iron pin located on the South side of Henrietta Street, a common corner of Lots 1 and 2, and running thence with the South side of Henrietta Street North 58-27-33 East 97.16 feet to an iron pin located at the edge of the right-of-way of Harrill Street and the Seaboard Coast Line Railroad right-of-way; running thence with the right-of-way of Harrill Street South 35-37-42 East 160.19 feet to an iron pin and being a common corner with the Robert Charles Lewis property; thence with the Robert Charles Lewis Northern property line South 54-24-43 West 100.17 feet to an iron pin, the common Southern corner of Lots 1 and 2; thence North 34-30-45 West 167.08 feet to an iron pin and being the place of BEGINNING, and containing 16,128 square feet, according to a plat and survey by Professional Surveying Services dated April 9, 1998.

Title reference: Book 710, Page 146 of the Rutherford County Registry.

Tract No. 2:
Being Lot No. 1 of Tract 2 as shown on a plat recorded in Plat Book 10 at Page 119 in the Rutherford County Registry to which reference is hereby made for a complete description of said lot, and being described by metes and bounds as follows:

BEGINNING at an iron pin on the South side of Henrietta Street, a common corner of Lots 1 and 2 as shown on said plat, and runs thence with the common line between said lots South 34-30-45 East 167.08 feet to an iron pin in the Northern edge of the Robert Charles Lewis property; thence South 62-13-41 West 108.24 feet to an iron pin; thence with the Eastern line of the Jerry L. Swink property North 30-45-27 West 159.75 feet to an iron pin on the South side of Henrietta Street; thence along the South side of Henrietta Street North 58-27-33 East 97.16 feet to an iron pin and being the place of BEGINNING, and containing 16,740 square feet, according to a plat and survey by Professional Surveying Services dated April 9, 1998.

Title Reference: Book 710 at Page 148 of the Rutherford County Registry.

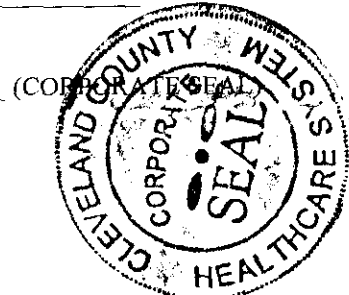
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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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: None.
In Testimony Whereof, said Grantor 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.

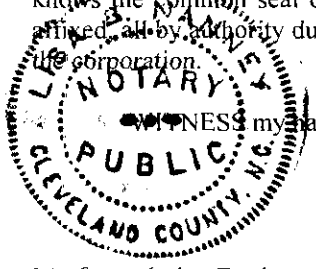
CLEVELAND COUNTY HEALTHCARE SYSTEM

By: [Signature]
John E. Young, President
Attest: [Signature]
Daniel W. Sweat, Assistant Secretary



STATE OF NORTH CAROLINA
COUNTY OF CLEVELAND

This is to certify that before me, a Notary Public of said County, personally appeared this day Daniel W. Sweat, with whom I am personally acquainted, who being by me duly sworn, says that he is Assistant Secretary of Cleveland County HealthCare System, a North Carolina non-profit corporation and that John E. Young is the President of said corporation; that he knows the common seal of the corporation, and the name of the corporation was subscribed hereto and said common seal was affixed all by authority duly given by the Board of Directors of said corporation, and that the said instrument is the act and deed of the corporation.



WITNESS my hand and notarial seal this 5th day of April, 2006.

[Signature]
Notary Public
Lisa B. Nanney

My Commission Expires: 5/21/07

The foregoing Certificate(s) of _____

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 FOR _____ COUNTY.

By _____ Deputy/Assistant - Register of Deeds