

RECORDING FEE \$ 17⁰⁰ REVENUES 300⁰⁰
Issued Apr 16 2002
\$ 300.00
State of CLEVELAND
North Carolina County
Real Estate Excise Tax
Excise Tax \$

FILED in CLEVELAND County, NC
on Apr 16 2002 at 11:32:45 AM
by BONNIE E. REECE
REGISTER OF DEEDS
BOOK 1329 PAGE 330

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 19____
by _____

Mail after recording to Hoyle Plumbing Inc. 1661 S. Lafayette Street, Shelby, NC 28152
This instrument was prepared by John V. Schweppe, Jr. Hh non
Brief Description for the index _____

NORTH CAROLINA GENERAL WARRANTY DEED
DEED PREPARATION ONLY - NO TITLE SEARCH

THIS DEED made 12th day of April, 2002 by and between

GRANTOR	GRANTEE
Joseph David Wood and wife Barbara Cordell Wood	Hoyle Plumbing, Inc. 1661 S. Lafayette Street Shelby, NC 28152

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 _____, Township, Cleveland County, North Carolina and more particularly described as follows:

Lying and being in Number Six (6) Township, Cleveland County, NC being located on the Northwest side of South DeKalb Street Extension, being bounded on the North by Yarboro, on the West by Horner et al, on the Southwest by Pangle, and being described by metes and bounds as follows:

BEGINNING at an existing iron pin, being the Northwest corner of the Pangle property, and being also in the East boundary of the Horner et al property described in Book 1132, Page 1104; and running thence with the East line of Horner, North 21-44-33 East 423.04 feet to an unmarked point in a branch, being in the West line of the Bivins property described in Book 1130, Page 548; thence with the Southwest line of Bivins, and with the center line of the branch as follows: South 16-02-36 East 36.41 feet to an unmarked point; South 11-33-45 East 77.42 feet to an unmarked point; South 27-34-17 East 122.05 feet to an unmarked point; and South 47-26-34 East 28.82 feet to an unmarked point; thence leaving the branch and continuing with the Bivins line as follows: North 80-28-21 East (and passing over a new iron pin at 19.46 feet) a total distance of 148.51 feet to a new iron pin, North 34-24-20 East 147.10 feet to a new iron pin; and North 32- 21-33 West 219.66 feet to a new iron pin, being a corner of Bivins, located in the South line of Yarboro as shown in Book 1108, Page 1169; thence with the South line of Yarboro, South 63-45-30 East 517.62 feet to a new iron pin at or near the North edge of a drive, and being also on the North edge of the right of way of South DeKalb Street Extension; thence with the North edge of the right of way of South DeKalb Street Extension as follows: South 20-29-36 West 50.97 feet to a new iron pin; South 65-57-58 West 350 feet to a new iron pin; South 75-03-23 West 253.17 feet to a new iron pin; and South 54-46-28 West 129.55 feet to a right of way monument, being a corner of Pangle; thence with the North line of Pangle, North 60-15-44 West 147.68 feet to the point of **BEGINNING**, containing 3.92 acres, more or less, according to a survey by F.R. Ledford, RLS, dated December 20, 1988, and revised January 5, 1995.

Title Reference: See Deed recorded Book 1166 Page 0188 Cleveland County Registry.

The above described property is conveyed subject to that certain right of way to Bivins along the Northern Boundary thereof described in Book 1130, Page 548, Cleveland County Registry.

NOTE: THIS FORM CONTAINS REVISIONS WHICH ARE DIFFERENT FROM THE PROVISIONS OF THE OFFICIAL FORM PROMULGATED BY THE NORTH CAROLINA BAR ASSOCIATION AND SHOULD BE CAREFULLY REVIEWED PRIOR TO EXECUTION.

The property hereinabove described was acquired by Grantor by instrument recorded in Book , Page .

A map showing the above described property is recorded in , .

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)

USE BLACK INK ONLY

Joseph David Wood (SEAL)
Joseph David Wood

Barbara Cordell Wood (SEAL)
Barbara Cordell Wood

(SEAL)

(SEAL)



NORTH CAROLINA, Cleveland County.
I, the undersigned, a Notary Public of the County and State aforesaid, certify that Joseph David Wood and Barbara Cordell Wood Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 16 day of April, 2002.

My commission expires: 3-9-2005
Hilda Ann Hawkins Notary Public

SEAL-STAMP

USE BLACK INK ONLY

NORTH CAROLINA, Cleveland County.
I, the undersigned, a Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he/she 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 him/her as its _____ Secretary. Witness my hand and official stamp or seal, this _____ day of _____.

My commission expires: _____

Notary Public

The foregoing Certificate of *Hilda Ann Hawkins a N.P.*
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.

By *Bonnie E. Reece* REGISTER OF DEEDS FOR *Cleveland* COUNTY
Dawn Meema Deputy Assistant-Register of Deeds.

Mail To:

RECORDING FEE \$

REVENUE 16.00

Stamps: \$16.00

This instrument was prepared by **THOMAS W. MARTIN, JR., HAMRICK, MAUNEY, FLOWERS & MARTIN, SHELBY, N.C.**

WARRANTY DEED-Form WD-602

BOOK 1130 PAGE 0548

Printed and for sale by James Williams & Co., Inc., Yadkinville, N. C. 27055

STATE OF NORTH CAROLINA, Cleveland County.

THIS DEED, Made this 15th day of June, 19 93, by and between RALPH L. MELLON and wife, DORIS E. MELLON

of Cleveland County and State of North Carolina, hereinafter called GRANTOR, and GLENN G. BIVINS and wife, DIANNE B. BIVINS

2708 Toney Road

Lawndale, NC 28090

of Cleveland County and State of North Carolina, hereinafter called GRANTEE.

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable considerations to him in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell, convey and confirm unto the Grantee, his heirs and/or successors and assigns, premises in Number Six (6) Township Cleveland County, North Carolina, described as follows:

Located West of Melrose Drive, but not adjoining same; bounded on the North by Gene Yarborough, on the West by Clyde Putnam, Jr., on the South and East by remaining property of Ralph Mellon; and being described by metes and bounds as follows:

BEGINNING on a stone corner of the Yarborough and Putnam property; and runs thence with the South line of Yarborough, South 63 - 45 - 30 East 147.31 feet to an iron, a new corner (located North 63 - 45 - 30 West 517.61 feet from an existing iron in the South edge of the right of way for the proposed extension of South DeKalb Street); and runs thence in new lines through the property of the grantors, South 32 - 21 - 33 East 219.66 feet to an iron; South 34 - 24 - 20 West 147.1 feet to an iron; South 80 - 28 - 21 West 148.51 feet (passing over an iron in the line at 129.05 feet) to a point in the branch; thence a new line with the center of the branch, North 47 - 26 - 34 West 28.82 feet; North 27 - 34 - 17 West 122.05 feet; North 11 - 33 - 45 West 77.42 feet; and North 16 - 02 - 36 East 36.41 feet to a new corner in the East line of Clyde Putnam; thence with the East line of Putnam, North 21 - 44 - 33 East 170.22 feet to the place of BEGINNING, containing 1.9 acres, according to a plat and survey by F. R. Ledford & Assoc., P.A., dated May 14, 1993.

For title reference, see deed in Book 10-B, Page 545 of the Cleveland County Registry (Tax Map Parcel # 6-79-1-27).

Also conveyed as an appurtenance to the aforesaid 1.9 acre tract is a perpetual non-exclusive easement of ingress and egress over an existing gravel drive fifteen feet in width with said drive extending from the Northeast portion of the 1.9 acre tract along the Northern boundary of the property of the grantors to the right of way for Melrose Drive and the extension of South DeKalb Street.

CLEVELAND COUNTY

STATE OF NORTH CAROLINA

JUN 16 1993



01600

North Excise Tax

93 JUN 16 PM 3:57
CLEV. CO., NC
FILED
DORIS E. MELLON
REGISTERED CLERK

COPY INTERNET COPY