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Doc ID: 004896630003 Type: CRP
 Recorded: 06/07/2017 at 04:11:03 PM
 Fee Amt: \$396.00 Page 1 of 3
 Revenue Tax: \$370.00
 Instr# 201600011644
 Rutherford County, NC
 Rachel Thomas Register of Deeds
 BK **1152** PG **61-63**

This instrument prepared by Peter E. Lane, a licensed North Carolina Attorney.
 Delinquent taxes, if any, to be paid by the closing attorney to the county tax
 collector upon disbursement of closing proceeds.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 370.00

Parcel Identifier No. 12-01667 Verified by _____ County on the ____ day of _____, 20____
 By: _____

Mail/Box to: Peter E. Lane

This instrument was prepared by: Peter E. Lane

Brief description for the Index: _____

THIS DEED made this 26th day of May, 2017, by and between

GRANTOR

Ellen C. Cantrell
 and husband, Charles W. Baynard,

 Amanda S. Cantrell
 and spouse, Rebecca P. Watkins

GRANTEE

163 North Main Street, LLC
*163 North Main St
 Rutherford Co, NC 28133*

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium
 unit situated in the City of _____, Rutherfordton Township, Rutherford
 County, North Carolina and more particularly described as follows:

See attached Exhibit "A" for Description of Property

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____.

All or a portion of the property herein conveyed ____ includes or XX does not include the primary residence of a Grantor.

Page 1 of 2

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This standard form has been approved by:
 North Carolina Bar Association – NC Bar Form No. 3

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Exhibit "A"

Description of Property

Situate, lying and being in Rutherfordton Township, Rutherford County, North Carolina and being the same and identical property described in Deed recorded in Deed Book 1046, Page 252, Rutherford County Registry and being described according to said Deed as follows:

Being the same property as described in deed from Wake Forest University a North Carolina Corporation to Bozzie Mathis dated November 13, 1978, and recorded in Deed Book 399, Page 641, Rutherford County Registry, the property hereby conveyed being described according to said deed as follows:

Situate, lying and being in Rutherfordton Township, Rutherford County, North Carolina and in the Town of Rutherfordton on the west side of Main Street and the east side of Center Street, adjoining the lands of W. J. Bean and J.E. McFarland, bounded and described as follows:

BEGINNING at a point, formerly in the West edge of the old sidewalk on the West side of Main Street where the center of the North wall of the old County Court House intersects the same, said point being 71.5 feet in a Northern direction along said street from the North margin of Court Street and being also at the Southeast corner of the tract of land conveyed by M.L. Justice and wife, to C.F. Geer by deed dated April 30, 1908, and recorded in the office of the Register of Deeds for Rutherford County, North Carolina in Deed Book 87, Page 387, on the occasion of their division of a tract of land owned by the grantors and grantee as tenants in common, and from said BEGINNING POINT running with said margin of said old sidewalk North 12 degrees 30 minutes East 25 feet 10 inches to a stake, said stake being 41 feet 3 ½ inches in a Souther direction along said margin of said sidewalk from the line dividing the Mills-Dickerson Building; thence North 77 degrees 30 minutes West 125.5 feet to a stake on the East margin of Center Street; thence with said margin of said street South 12 degrees 30 minutes West 25 feet 10 inches to a stake; thence South 77 degrees 45 minutes East to and with the center of the Old North wall of the County Court House building 125.5 feet to the place of BEGINNING. Excepting and reserving, however, so much of the above tract, if any, as now forms a part of Main Street.

Together with all of the rights of the owner of the above described lot to the use, as a party wall, of the south wall of the building on the above described lot standing one-half thereon and one-half on the lot south thereof, and subject to the rights of the owners of the lot south thereof to similar rights in said party wall.

Being the identical property described as TRACT ONE in deed from A. Clyde Tomblin, Executor of the Estate of Bozzie Mathis to Judy Robertson and Lee Davidson dated March 25, 2004, and recorded on March 29, 2004, in Deed Book 842, page 856, Rutherford County Registry.

(163 North Main Street, LLC 13626)

Copy

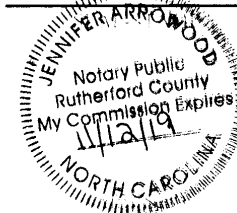
A map showing the above described property is recorded in Plat Book _____ page _____.

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.

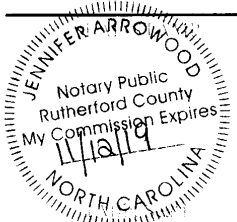
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: _____ (Entity Name) Ellen C. Cantrell (SEAL)
Print/Type Name: Ellen C. Cantrell
By: _____ Charles W. Baynard (SEAL)
Print/Type Name & Title: Charles W. Baynard
By: _____ Amanda S. Cantrell (SEAL)
Print/Type Name & Title: Amanda S. Cantrell
By: _____ Rebecca P. Watkins (SEAL)
Print/Type Name & Title: Rebecca P. Watkins



State of North Carolina - County or City of Rutherford
I, the undersigned Notary Public of the County or City and State aforesaid, certify that Ellen C. Cantrell and husband, Charles W. Baynard personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 26th day of May, 2017.
My Commission Expires: 11/12/19
Jennifer Arrowood Notary Public
Notary's Printed or Typed Name



State of North Carolina - County or City of Rutherford
I, the undersigned Notary Public of the County or City and State aforesaid, certify that Amanda S. Cantrell and spouse Rebecca P. Watkins personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 7th day of June, 2017.
My Commission Expires: November 11, 2019
Jennifer Arrowood Notary Public
Notary's Printed or Typed Name

SEAL STAMP

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City and State aforesaid, certify that _____ - personally appeared before me this day and acknowledged that he is the _____ of _____ a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.
My Commission Expires: _____

Notary's Printed or Typed Name

CAPX SEC 1