



Filed: 05/08/2015 10:51:10 AM
Linda W. Douglas, Register of Deeds
Richmond County, NC

Kimberly M. Roberts, Deputy
Tax: \$0.00

Excise Tax \$0

Recording Time, Book and Page

Tax Lot No _____ Parcel Identifier No. _____

Verified by _____ County on the _____ day of _____

by _____

Mail after recording to _____

This instrument was prepared by Russell J. Hollers, Attorney at Law, P.O. Box 567, Troy, NC 27371

Brief description for the Index: **23 acres, Steeles Township**

NORTH CAROLINA GENERAL WARRANTY DEED

(NO TITLE EXAMINATION)

Richmond County Tax Appraisal Dept.
114 East Franklin Street
Raleigh, NC 27601

al

THIS DEED made this **22nd** day of **April, 2015**, by and between

GRANTOR

GRANTEE

**Wayne C. Dunn
and wife,
Sarah H. Dunn**

Austin W. Dunn

**656 Bowles Rd.
Mt. Gilead, NC 27306**

**2023 Hwy 73 W.
Mt. Gilead, NC 27306**

Enter in appropriate block for each: name, address, and, if appropriate, character of entity, e.q. 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 in fee simple, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all of their right, title and interest in that certain lot or parcel of land situated in **Steeles Township, Richmond County, North Carolina** and more particularly described as follows:

Being all that 23 acres, more or less, as more particularly described on Schedule A attached hereto and made a part hereof as if fully set out herein.

For title reference see Deed recorded in Book 1178 Page 317, Richmond County Registry.

Does the above described property include the primary residence? ____ Yes ____ No

The Law Firm of Hollers & Atkinson has neither examined nor certified as to the title to the above described property.

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 1178, Page 317.**

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 hereto 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:

Easements and restrictions of record.

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 officer, the day and year first above written.

Wayne C. Dunn (SEAL)
Wayne C. Dunn

Sarah H. Dunn (SEAL)
Sarah H. Dunn

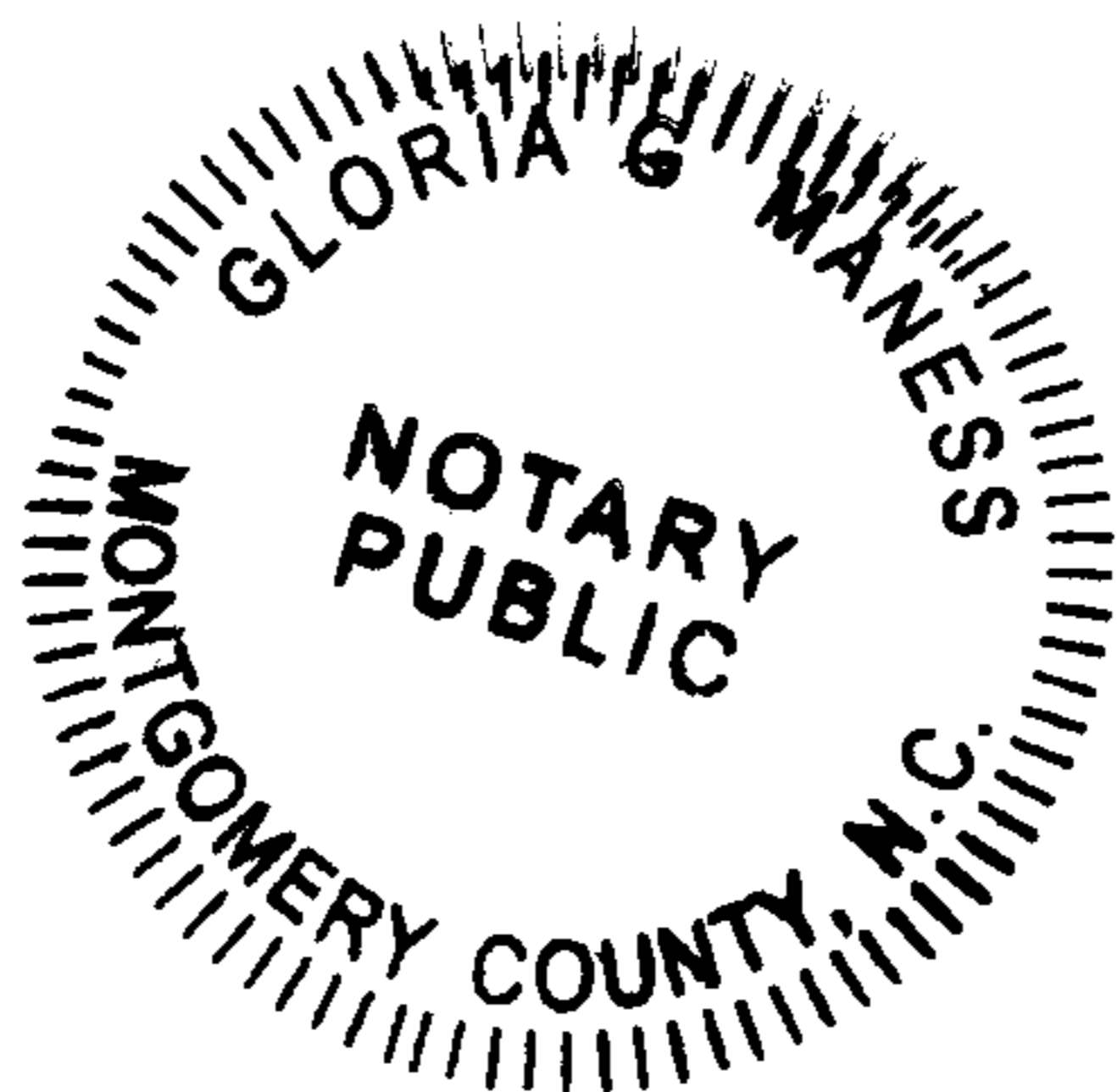
STATE OF NORTH CAROLINA
COUNTY OF Montgomery

I, Gloria G. Maness, a Notary Public of Montgomery County, State of North Carolina do certify that on this 5th day of May, 2015, before me personally appeared **Wayne C. Dunn and wife, Sarah H. Dunn** proved to me by satisfactory evidence to be the person whose name is signed on the preceding or attached record, and acknowledged that she signed it voluntarily for its stated purpose.

Gloria G. Maness
Gloria G. Maness, Notary Public

My commission expires: 11/28/2019

(SEAL)



SCHEDULE A

BEGINNING at a concrete monument on the west side of a woods road, the same being the southwest corner of the Jack Little land, and, also, being located S. 14-50 E. 3.51 chains, and S. 7-45 W. 15.42 chains from a well on the south side of the Jack Little home, said home being 0.6 miles east of X-Way on the X-Way – Norman road and from said beginning corner runs with the Jack Little line S. 87-00 E. 18.50 chains to a concrete monument, a corner of the D. A. Parson's land with oak pointer's; thence with the D. A. Parson's line S. 37-30 W. 23.98 chains to a concrete monument with cedar and oak pointers; thence with W. D. Dennis line N. 76-20 W. 5.01 chains to a concrete monument, a corner of the Lillie V. Ussery land; thence with the Ussery line N. 3-10 E. 18.84 chains to the beginning, containing 23 acres, more or less, as surveyed by C. H. Blue, Registered Surveyor, August 7, 1957, plat of which said survey has been filed for record and recorded in the Office of the Register of Deeds for Richmond County, North Carolina in Plat Book 8, Page 115, and being the identical land described in deed from C. L. Dennis, et al to Norman Lumber Company dated April 13, 1950, and recorded February 25, 1953 in the Office of the Register of Deeds for Richmond County, North Carolina in Book 340, Page 166.

Reference is made to the G. L. Dennis 1 Tract in Book 1120, Page 35-45, Book 1120, Page 23-34 and Book 1120, Page 46-56, Richmond County Registry.