

FILED
CABARRUS COUNTY NC
WAYNE NIXON
REGISTER OF DEEDS
FILED Apr 13, 2015
AT 01:55 pm
BOOK 11364
START PAGE 0147
END PAGE 0149
INSTRUMENT # 07964
EXCISE TAX \$0.00
BJW

Stamps: \$ -0-

Tax Lot Nos: 5589 16 5584 0000 and 5589 28 6089 0000

Drawn By: Cranford, Buckley, Schultze, Tomchin, Allen & Buie, P.A.

The attorney or attorneys preparing this instrument have made no record search or title examination of the property herein described and make no representation whatsoever concerning the legal title to the property.

Mail To: Grantee

Brief description for the Index: 6.53 acres and 49.20 acres – Lambert Road

NORTH CAROLINA NON WARRANTY DEED

THIS DEED is made this 13 day of April, 2015, by and between:

GRANTOR

Ruby S. Hahn a/k/a Ruby M. Hahn,
by Gary Hahn, her General Guardian
2300 Lambert Road
Mt. Pleasant, NC 28124

GRANTEE

Gary A. Hahn, Trustee of the
Hahn Legacy Trust, dated
October 22, 2014
Property/Mailing Address:
2300 Lambert Road
Mt. Pleasant, NC 28124

The designation Grantor and Grantee as used herein shall include said parties, and their successors and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, pursuant to the provisions of N.C.G.S. §35A-1251, and for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, and has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lots or parcels of land situated in Mt. Pleasant, Cabarrus County, North Carolina, and more particularly described as follows:

See Exhibit A attached hereto and made a part hereof.

The properties hereinabove described were acquired by Grantor by instrument recorded in Deed Book 246, Page 224 and Deed Book 384, Page 62.

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.

All or a portion of the property herein conveyed includes the primary residence of the Grantor.

Grantor makes no warranty, express or implied, as to the title to the property hereinabove described.

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.

RUBY S. HAHN a/k/a RUBY M. HAHN

Ruby S. Hahn a/k/a Ruby M. Hahn

By: *Gary Hahn, General Guardian* (SEAL)
Gary Hahn, General Guardian

STATE OF NORTH CAROLINA
Cabarrus
COUNTY OF ~~MECKLENBURG~~

NOTARY AFFIDAVIT

I, *Melissa E Alexander*, a Notary Public for said County and State, do hereby certify that Gary Hahn, as general guardian of Ruby S. Hahn a/k/a Ruby M. Hahn, personally appeared before me this day, and being duly sworn, said that he executed the foregoing and annexed instrument for and in behalf of the said Ruby S. Hahn a/k/a Ruby M. Hahn, and that he has the authority to execute and acknowledge said instrument, as referenced in the Order on Application for Appointment of Guardian filed on September 10, 2014 in Cabarrus County case number 14-E-768.

I, *Melissa E Alexander*, do further certify that the said Gary Hahn acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of Ruby S. Hahn a/k/a Ruby M. Hahn.

Witness, my hand and official seal, this the 13 day of April, 2015.

Melissa E Alexander
Notary Public

My commission expires: *July 9, 2017*

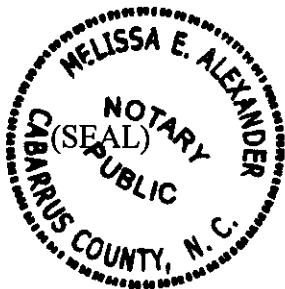


EXHIBIT "A"

TRACT ONE:

Lying and being in No. 8 Township, Cabarrus County, N.C. on the west side of the Mission Road, adjoining the property of J. F. Hahn and described as follows:

Beginning at an iron stake in the west edge of the Mission Road (said iron stake being N. 13-10 W. 283.6 feet from an iron stake, corner of J. F. Hahn and Glenn Barrier) and running thence with 3 new lines of J. F. Hahn as follows: 1st, S. 42-32 W. 390.6 feet to an iron stake; 2nd N. 57 W. 481.8 feet to an iron stake; and 3rd N. 40-10 E. 783.8 feet to an iron stake in the west edge of the Mission Road; thence with the Mission Road S. 15-44 E. 591.3 feet to the Beginning, containing 6.53 acres, more or less.

TRACTS TWO AND THREE:

FIRST TRACT: Lying and being in No. 8 Township, Cabarrus County, N.C., on the West side of North Carolina Road No. 2711, adjoining the Property of Lee W. Barrier, Patsy Hahn Moser, G. L. Barrier, Harry E. Hahn and the Paul Hahn Estate, and described as follows:

BEGINNING at an iron stake in the center line of North Carolina Road No. 2711, corner of Lee W. Barrier in the line of Patsy Hahn Moser, and running thence with four lines of Patsy Hahn Moser as follows: 1st, North 36 West 272 feet to an iron stake; thence 2nd, South 35 West 053.5 feet to an iron stake; 3rd, South 41 West 1126 feet to an iron stake; thence 4th, South 39 West 1324 feet to an iron stake, corner of Patsy Hahn Moser in the line of G. L. Barrier; thence with two lines of G. L. Barrier as follows: 1st, North 57 West 424 feet to a stone; and 2nd North 32 East 516 feet to a stone and an iron stake, corner of G. L. Barrier and Harry E. Hahn; thence with two lines of Harry E. Hahn as follows: 1st, North 33 East 800 feet to an iron stake and a stone and 2nd, North 36-15 East 587 feet to a stone, corner of Harry E. Hahn and the Paul Hahn Estate; thence with the line of the Paul Hahn Estate North 32-30 East 2400 feet to an iron stake in the center line of North Carolina Road No. 2711; thence with said road and with three lines of Lee W. Barrier as follows: 1st, South 17-30 East 335 feet to an iron stake; 2nd, South 16-30 East 552 feet to an iron stake; and 3rd South 13 East 490 feet to the BEGINNING, containing 58.0 acres, more or less, including the 6.43 acre tract which was conveyed by J. F. Hahn and wife Minnie Hahn to J. F. Hahn, Jr., and wife Ruby Shoe Hahn by deed dated January 5, 1953, and recorded in Record of Deeds No. 246, page 224.

The above property was conveyed by Clifford Hahn and others to J. F. Hahn and wife Minnie Hahn by deed dated June 3, 1937, and recorded in Record of

Deeds No. 145, page 369.

SECOND TRACT: Lying and being in No. 8 Township, Cabarrus County, N.C., on the East side of Washington Street, adjoining the property of Patsy Hahn Moser, L. Clement Hahn and Harry E. Hahn, and described as follows:

BEGINNING at an iron stake in the East edge of Washington Street, a corner of Patsy Hahn Moser and running thence with her line South 65 East 301 feet to an iron stake, corner of Patsy Hahn Moser and L. Clement Hahn; thence with the line of L. Clement Hahn North 15-30 East 541 feet to an iron stake, corner of Harry E. Hahn in the line of L. Clement Hahn; thence with the line of Harry E. Hahn North 74-30 West 294 feet to an iron stake in the East edge of Washington Street; thence with Washington Street South 15-30 West 488 feet to the BEGINNING, containing 3.56 acres, more or less and was conveyed by Bess E. Hellig and others to J. F. Hahn and wife Minnie E. Hahn by deed dated April 17, 1954, and recorded in Record of Deeds No. 255, page 77.