

RICHMOND COUNTY TAX OFFICE ROCKINGHAM, NC 28379		BOOK 824 PAGE 29
RICHMOND	09-23-93	(nan) FILED BOOK 824 PAGE 29 SEP 23 4 13 PM '93 PATSY T. McDONALD REGISTER OF DEEDS RICHMOND CO., NC
STATE OF NORTH CAROLINA	\$108.00 Real Estate Excise Tax	05141
Excise Tax \$108.00		Recording Time, Book and Page
Tax Lot No. F06 8&6 Parcel Identifier No. _____		
Verified by _____ County on the _____ day of _____, 19____		
by _____		
Mail after recording to ☒ The Bob Swan Co., Inc. P. O. Box 188, Mt. Gilead, NC 29306		
This instrument was prepared by William R. Webb, Jr. (djl) — Title Not Certified By Draftsman		
Brief description for the Index 35.30 Acres & 18.6 Acres, Rockingham Twsp.		
NORTH CAROLINA GENERAL WARRANTY DEED		
THIS DEED made this 23rd day of September , 19 93 , by and between		
GRANTOR		GRANTEE
THOMAS M. McINNIS and wife, LINDA SUSANNE McINNIS; JAMES L. HAINES and wife, PAULA C. HAINES;		THE BOB SWAN CO., INC. a North Carolina corporation;
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, _____ Richmond County, North Carolina and more particularly described as follows:		
TRACT NO. 1: BEGINNING at an existing concrete monument situate on the eastern bank of Cartledge Creek and being in the southern property line of the Datus Wall, Jr. 23.60 acre tract (Deed Book 258, Page 75); thence runs with a common line of said tract S. 54-48 E. 2878.3 feet (passing through a concrete monument at 2866.3 feet) to the center of Mason Branch; thence runs down the center of Mason Branch as follows: S. 21-11 W. 147.2 feet; N. 70-40 W. 72.9 feet; S. 37-02 W. 158.9 feet; N. 66-03 W. 128.1 feet; S. 37-25 W. 80.00 feet; S. 58-00 W. 102.9 feet; S. 12-04 W. 80.00 feet to a common corner of the Datus Wall, Jr. 25.14 acre tract; thence runs with a common line of said tract N. 54-40 W. 2320.5 feet (passing through a concrete monument at 15.0 feet) to a concrete monument on the eastern bank of Cartledge Creek; thence continuing with said line N. 54-40 W. 10.0 feet to the center of Cartledge Creek and being the northwest corner of the Datus Wall, Jr. 25.14 acre tract; thence runs up the center of Cartledge Creek as follows: N. 4-43 W. 120.5 feet; N. 23-34 E. 167.0 feet; N. 5 deg. 41 min. W. 194.2 feet; N. 13-41 W. 129.7 feet; N. 8-33 E. 113.0 feet to the southwest corner of the Datus Wall, Jr. 23.60 acre tract; thence runs a common line of said tract S. 54-48 E. 15.4 feet to a concrete monument, the point and place of beginning.		
The above described tract consists of 35.3 acres, more or less, and is the property described in Deed Book PPP, Page 173 and Deed Book 118, Page 51, Richmond County Registry, being the same property as Tracts Number 1 and 2 described in EXHIBIT A of the petition for sale in Case No. 86-SP-99 in the office of the Clerk of Superior Court for Richmond County.		
N. C. Bar Assoc. Form No. 3A © 1977 — James Williams & Co., Inc., Box 127, Yadkinville, N. C. 27056 Printed by Agreement with the N. C. Bar Assoc. — 1981		

The above description is taken from a survey map by J. S. McNeill, Registered Land Surveyor, dated January 22, 1988. AND BEING Tract 2 as per Slide 576-F of the Plat Cabinet in the office of the Register of Deeds for Richmond County, NC.

TRACT NO. 2: BEGINNING at an existing concrete monument, said monument being the northwest corner of the Datus Wall, Jr. tract (Deed Book 258, Page 75) and also being in a common property line of Federal Paper Board (Deed Book 15, Page 76); thence runs with the Datus Wall, Jr. tract S. 23-04 E. 1044.7 feet (passing through a concrete monument at 1034.7 feet) to the center of Mason Branch, thence runs down the center of Mason Branch S. 01-00 W. 137.84 feet to a corner of the Datus Wall, Jr. tract (Deed Book 258, Page 75); thence runs with said tract N. 54-49 W. 2355.9 feet (passing through a concrete monument at 10.00 feet) to the northern corner of the Datus Wall, Jr. tract and also being a common line of the aforescribed Federal Paper Board tract; thence runs with said line S. 80-21 E. 1540.5 feet to the point and place of beginning.

The above described tract consists of 18.6 acres, more or less, and is part of the property described in Deed Book 77, Page 245, Richmond County Registry, being the same property as Tract Number 5 descried in Exhibit A of the petition for sale in Case No. 86-SP-99 in the office of the Clerk of Superior Court of Richmond County.

The above description is taken from a survey map by J. S. McNeill, Registered Land Surveyor, dated January 22, 1988. AND BEING Tract 1 as per Slide 576-F of the Plat Cabinet in the office of the Register of Deeds for Richmond County, NC.

AND BEING a part of the same prperty conveyed to Thomas M. McInnis and James L. Haines from John T. Page, Jr., Commissioner, by Commissioner's Deed dated April 28, 1989, recorded in Book 730, Page 935, Richmond County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in

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 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)

.....
(Corporate Name)

By:
..... President

ATTEST:
.....
..... Secretary (Corporate Seal)

USE BLACK INK ONLY

USE BLACK INK ONLY

Thomas M. McInnis (SEAL)
Thomas M. McInnis

Linda Susanne McInnis (SEAL)
Linda Susanne McInnis

James L. Haines (SEAL)
James L. Haines

Paula C. Haines (SEAL)
Paula C. Haines

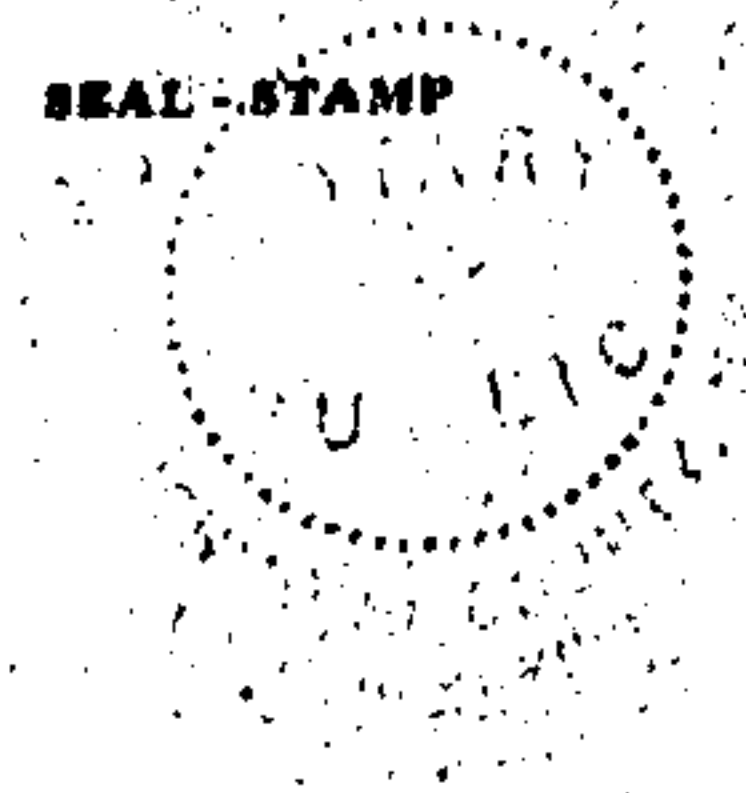
..... (SEAL)

..... (SEAL)

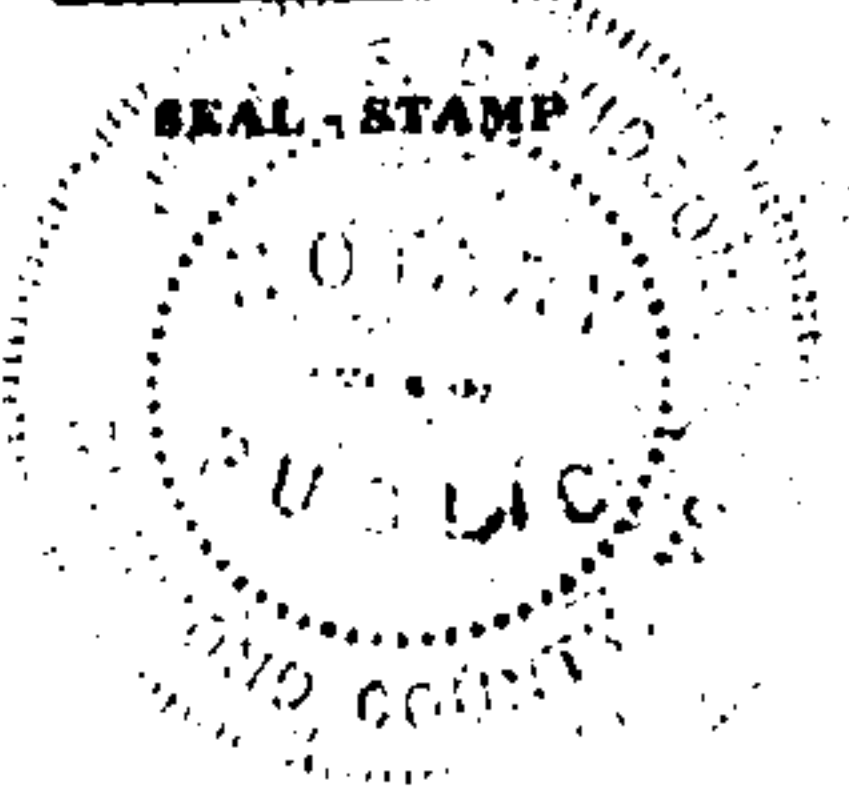
..... (SEAL)

..... (SEAL)

BOOK 824 PAGE 31



NORTH CAROLINA, Richmond County.
I, a Notary Public of the County and State aforesaid, certify that
Thomas M. McInnis and wife, Linda Susanne McInnis Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this 23 day of September, 1993.
My commission expires: 10-13-94 Diana J. Lovin Notary Public



NORTH CAROLINA, Richmond County.
I, a Notary Public of the County and State aforesaid, certify that
James L. Haines and wife, Paula C. Haines Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this 23 day of September, 1993.
My commission expires: 6/2/97 Julia F. Davidson Notary Public

SEAL - STAMP

NORTH CAROLINA, _____ County.
I, a Notary Public of the County and State aforesaid, certify that _____ Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this _____ day of _____, 19____.
My commission expires: _____ Notary Public

SEAL - STAMP

NORTH CAROLINA, _____ County.
I, a Notary Public of the County and State aforesaid, certify that _____ Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this _____ day of _____, 19____.
My commission expires: _____ Notary Public

SEAL - STAMP

NORTH CAROLINA, _____ County.
I, a Notary Public of the County and State aforesaid, certify that _____ 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 _____ as its Secretary.
Witness my hand and official stamp or seal, this _____ day of _____, 19____.
My commission expires: _____ Notary Public

SEAL - STAMP

NORTH CAROLINA, _____ County.
I, a Notary Public of the County and State aforesaid, certify that _____ 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 _____ as its Secretary.
Witness my hand and official stamp or seal, this _____ day of _____, 19____.
My commission expires: _____ Notary Public

The foregoing Certificate(s) of Diana J. Lovin & Julia F. Davidson, Notaries Public

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.

Patsy T. McInnis REGISTER OF DEEDS FOR Richmond COUNTY
James E. Seguiaro Deputy/XXXXX-Register of Deeds.