

FILED	May 15, 2023
AT	02:58:00 PM
BOOK	16486
START PAGE	0341
END PAGE	0343
INSTRUMENT #	09537
EXCISE TAX	\$948.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$948.00

Parcel Identifier No. 66038931300000 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: The Law Office of Robert Forquer, PLLC, 110 Matthews Station Street, Suite 1E, Matthews, NC 28105This instrument was prepared by: The Law Office of Robert Forquer, PLLC, 110 Matthews Station Street, Suite 1E, Matthews, NC 28105

Brief description for the Index: _____

THIS DEED made this 15th day of May, 2023, by and between

GRANTOR

GRANTEE

Hammill Logging, Inc.
6007 St. Stephens Church Rd
Gold Hill, NC 28071

Robert Hancock and wife, Jill Hancock
10840 US-601
Midland, NC 28107

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 Gold Hill, Gold Hill City, ~~Rowan~~ Cabarrus County, North Carolina and more particularly described as follows:

LYING and being in No. 7 Township, Cabarrus County, North Carolina, on the southwest side of the Carolina & Northern Railway and on each side of Glenmore Road (SR 2457) and being more particularly described as follows:

BEGINNING at p.k. nail in the center line of the right-of-way for Carolina & Northern Railway, a corner of James Clifford Ferguson and running thence with the center line of such right-of-way, seven (7) calls as follows: (1) S. 33-37-45 E. 97.87 feet to a p.k. nail; thence (2) S. 37-49-34 E. 111.21 feet to a p.k. nail; thence (3) S. 43-09-44 E. 151.62 feet to a p.k. nail; thence (4) S. 48-13-42 E. 96.66 feet to a p.k. nail; thence (5) S. 51-43-06 E. 78.69 feet to a p.k. nail; thence (6) S. 55-47-47 E. 130.56 feet to a p.k. nail; thence

(7) S. 57-52-15 E. 619.87 feet across Glenmore Road to a p.k. nail; thence S. 20-29-41 E. 239.80 feet to an iron stake, passing an iron stake at 48.70 feet; thence with the line of James D. Miller (Deed Book 412, page 531) S. 31-29-41 E. 280 feet to a iron stake; thence with the line of Mary Dunaway (Deed Book 470, page 45), S. 29-19-44 W. 672.43 feet to an iron stake, passing an angle iron at 559.11 feet; thence with the line of Edwin H. Hammill (Deed Book 523, page 492), N. 89-32-06 W. 293.27 feet to an iron stake; thence with the line of Hammill, N. 89-35-03 W. 839.08 feet to an angle iron in the line of James Clifford Ferguson (Deed Book 431, page 57); thence with the line of Ferguson three (3) calls as follows: (1) S. 89-52-11 W. 399.17 feet to an iron stake; thence (2) N. 13-47-36 E. 1241.10 feet to an iron stake; thence (3) N. 28-22-52 E. 719.47 feet across Glenmore Road to the point of BEGINNING, passing an iron stake at 489.11 feet and an iron stake at 662.87 feet, containing 49.50 acres outside the road right-of-way as surveyed and platted by Robert C. Lowery.

SUBJECT TO a 68 foot right-of-way in favor of Duke Power Company.

SUBJECT TO the right-of-way of Glenmore Road (SR 2457).

SUBJECT TO the right-of-way of Carolina & Northern Railway.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1039 page 115.

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

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:

1. Easements, rights-of-way, and restrictions of record.
2. Ad valorem taxes for the current year, not yet due and payable.

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

Hammill Logging, Inc. _____ (SEAL)
(Entity Name) Print/Type Name: _____

By: Clement Hammill _____ (SEAL)
Print/Type Name & Title: Clement Hammill, President Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

State of _____ - County of _____
I, the undersigned Notary Public of the County and State aforesaid, certify that _____
_____ 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
_____ day of _____, 20____.

My Commission Expires: _____

Notary Public

State of North Carolina - County of Mecklenburg

I, the undersigned Notary Public of the County and State aforesaid, certify that Clement Hammill, personally appeared before me this day and acknowledged that he is the President of Hammill Logging, Inc., 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 15th day of May, 20 23

My Commission Expires: 11/7/2026

Notary Public

State of _____ - County of _____
I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20 _____

My Commission Expires: _____

Notary Public

The foregoing Certificate(s) of _____
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: _____ Register of Deeds for _____ County
Deputy/Assistant - Register of Deeds