

WILKES COUNTY NC

10/29/2004 125
\$250.00



Real Estate
Excise Tax

Book Page
0958 0457

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WILKES COUNTY NC
10/29/2004 3:00 PM
RICHARD L. WOODRUFF
Register of Deeds
By: [Signature] Deputy/Asst

Prepared by:
McElwee Firm, PLLC
906 Main St., North Wilkesboro, NC 28659

Comp
11-1-04
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EXCISE TAX \$ 250.00

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 29th day of October, 2004, by and between JAMES L. SANDERFORD, JR. and wife, MARGARET BROWN SANDERFORD, Also Known as LULI BROWN SANDERFORD, Grantors and LONE STAR LAND & TIMBER, INC., Grantee, whose address 19809-B North Cove Road, # 203, Cornelius, North Carolina 28031.

WITNESSETH

132060

That the Grantors, for valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantee in fee simple, that certain lot or parcel of land situated in Walnut Grove Township, Wilkes County, North Carolina, and more particularly described as follows:

Being two tracts of land. Tract 1 containing 19.55 Acres and Tract 2 being Lot 12 of Carter Mountain, both being more particularly described on the Attached Exhibit "A".

The property hereinabove described was acquired by the Grantors by instruments recorded in Book 845, Page 101 of the Wilkes County Registry.

TO HAVE AND TO HOLD the Grantors' interest in the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantors covenant with the Grantee that the Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that the Grantors will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Tr. 1 110514 21-01959
3974-41-7039 AT
Tr. 2 21-01953
3974-32-6119 AT

COMBINE FOR 05 BY OWNER REQUEST

(VANESSA) COMBINE AS 3974-32-6179 47.73 '05
21-01953 2101953

"EXHIBIT A"

TRACT 1:

A certain tract or parcel of land containing 19.55 acres, lying and being in Walnut Grove Township, Wilkes County, North Carolina being all of Lot 18 and a portion of Lot 17 of Carter Mountain as recorded in Mb. 9, pg. 403, Wilkes County Registry (WCR) and being conveyed to Fall Creek Land Co., Inc. by Db. 836, pg. 241 (WCR). Bounded on the south by William S. Adams, on the west by Ralph T. Frazier and Fall Creek Land Co., Inc. and on all other sides by Fall Creek Land Co., Inc. and being more particularly described by bearing rotated to N.C. Grid North - Mb. 9, pg. 165 (WCR) as surveyed by Russell N. Vogel, P.L.S. L-3106 on June 1, 2000 and revised on September 18, 2000.

BEGINNING on an existing Black Gum, said Black Gum being the northeast corner of the land as conveyed to Ralph T. Frazier by deed recorded in Db. 628, pg. 457 (WCR), said Black Gum also being the southeast corner of Lot 12 of Carter Mountain - Mb. 9, pg. 403 (WCR) and running thence with the line of Lot 12 North $31^{\circ} 29' 46''$ East 155.03 feet to a five-eighths inch re-bar set in the centerline at the end of Summer View Drive - 60' R/W as recorded in Mb.9, pg. 403 (WCR), thence with the centerline of said right-of-way with the line of Lot 12 North $00^{\circ} 37' 05''$ West 344.21 feet to a nail set in the centerline of said right-of-way in the eastern line of Lot 12, said nail also being the southwest corner of Lot 19 of Carter Mountain - Mb. 9, pg. 403 (WCR); thence leaving said road with the line of Lot 19 South $88^{\circ} 09' 42''$ East 25.00 feet to a five-eighths inch re-bar set; thence continuing the same line with the line of Lot 19 South $88^{\circ} 09' 42''$ East 641.12 feet to a five-eighths inch re-bar said re-bar being the southeast corner of Lot 19, said re-bar also being the southwest corner of Lot 14A of Carter Mountain - Mb. 9, pg. 403 (WCR), said re-bar also being the northeast corner of Lot 15 of Carter Mountain - Mb. 9, pg. 403 (WCR); thence with the line of Lot 15 South $04^{\circ} 40' 42''$ West 425.00 feet to a five-eighths inch re-bar set, said rebar being the southwest corner of Lot 15, said re-bar also being the northwest corner of Lot 16 of Carter Mountain - Mb. 9, pg. 403 (WCR); thence continuing the same line with the line of Lot 16 South $04^{\circ} 40' 42''$ West 425.00 feet to a five-eighths inch re-bar set in the northern line of Lot 17 of Carter Mountain - Mb. 9, pg. 403 (WCR), said re-bar being the southwest corner of Lot 16; thence a new line South $08^{\circ} 40' 19''$ East 405.58 feet to a five-eighths inch re-bar set in the southern line of Lot 17, said re-bar being the northwest corner of the land as conveyed to Roy R. Miles by deed recorded in Db. 758, pg. 291 (WCR), said re-bar also being the northeast corner of the land as conveyed to William S. Adams by deed recorded in Db. 539, pg. 605 (WCR); thence with said Adams' line North $88^{\circ} 21' 49''$ West 736.24 feet to a five-eighths inch re-bar set at a Sourwood in the eastern line of the land as conveyed to Ralph T. Frazier by above mentioned deed; thence with said Frazier's line North $00^{\circ} 04' 41''$ East 400.00 feet to a five-eighths inch re-bar set; thence continuing the same line with said Frazier's line North $00^{\circ} 04' 41''$ East 362.07 feet to a five-eighths inch re-bar set; thence continuing the same line with said Frazier's line North $00^{\circ} 04' 41''$ East 10.00 feet to the point of BEGINNING, containing 19.55 acres by coordinate geometry.

TRACT 2:

BEING KNOWN AND DESIGNATED as Lot 12 as shown on the map of Carter Mountain, as recorded in Plat Book 9, Page 403, in the Office of the Register of Deeds of Wilkes County, North Carolina, reference to which is hereby made for a more particular description.