

DEED BOOK 130 PAGE 294

Mail To: Norman T. Smith, Rt 3, Box 384, Mocksville, N.C. 27222

WARRANTY DEED—Form WD-601 Printed and for sale by James Williams & Co., Inc., Yadkinville, N. C.

STATE OF NORTH CAROLINA, Davie County.
THIS DEED, Made this _____ day of _____, 19____, by and between Ruth Ella Smith and husband, Norman T. Smith of Davie County and state of North Carolina, hereinafter called Grantor, and Ruth Ella Smith and Lowell Dwayne Smith of Davie County and State of North Carolina, hereinafter called Grantee, whose permanent mailing address is _____

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten dollars and 00/100 Dollars and other good and valuable considerations to him in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell, convey and confirm unto the Grantee, his heirs and/or successors and assigns, premises in Fulton Township, Davie County, North Carolina, described as follows:

BEGINNING at a point, a stone, Calvin S. Barney's Northeast corner (see Deed Book 54, page 342, Davie County Registry) being the Southeast corner of the within tract, runs thence with said Barney line West 871.43 feet to a point, an iron pin in said Barney line, Southeast corner of Tract #3 as appears from a plat of the George A. Barney Hiers' property by Grady L. Tutterow, Registered Surveyor, dated March 7, 1984; thence with line of said Tract #3 North 300.31 feet to a point, an iron pin, corner of Tract #1 as appears from said plat; thence with line of said tract #1 East 897.11 feet to a point, an iron pin in corner of said Tract #1 and in Lee Jones's corner (see Deed Book 50, page 496, Davie County Registry; thence with said Jones line South 04 degs. 53 min. 19 sec. West 301.41 feet to the BEGINNING, containing 6.096 acres, more or less, and being Tract #2 on said plat above designated.

This conveyance reserves to the Grantors and conveys to Tract #2 a perpetual non-exclusive easement of ingress, egress and regress over and upon an area 30 feet wide beginning at the Southeast corner of Tract #1 and extending along the East line of Tract #2, the East line of Calvin S. Barney's property described in Deed Book 54, at page 342, the East line of Tracts #4 and #5 and the North line of the Calvin S. Barney tract described in Deed Book 103, page 581, said Registry, to SR 1605 a width of 30 feet along the entire length thereof and reserves to the Grantors a 30 foot easement of access along both the Eastern boundary and the Southern boundary of said Tract #2 above described.

NO TAXABLE CONSIDERATION STATED

Prepared by Wade H. Leonard, Jr.

The above land was conveyed to Grantor by _____ See Book No. _____ Page _____ TO HAVE AND TO HOLD The above described premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto the Grantee, his heirs and/or successors and assigns forever.

And the Grantor covenants that he is seized of said premises in fee, and has the right to convey the same in fee simple; that said premises are free from encumbrances (with the exceptions above stated, if any); and that he will warrant and defend the said title to the same against the lawful claims of all persons whomsoever.

When reference is made to the Grantor or Grantee, the singular shall include the plural and the masculine shall include the feminine or the neuter. IN WITNESS WHEREOF, The Grantor has hereunto set his hand and seal, the day and year first above written.

_____(SEAL) Ruth Ella Smith (SEAL)
_____(SEAL) Norman T. Smith (SEAL)

STATE OF NORTH CAROLINA Davie COUNTY.
I, Donna Stroud, a Notary Public of said County, do hereby certify that Ruth Ella Smith and husband, Norman T. Smith Grantors, personally appeared before me this day and acknowledged the execution of the foregoing deed.
Witness my hand and notarial seal, this the 6 day of March, 1986
My Commission Expires: 7/20/89 Alameda (SEAL)



STATE OF NORTH CAROLINA _____ COUNTY.
I, _____, a Notary Public of said County, do hereby certify that _____ Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed.
Witness my hand and notarial seal, this the _____ day of _____, 19____.
My Commission Expires: _____, N. P. (SEAL)

STATE OF NORTH CAROLINA, Davie COUNTY.
The foregoing certificate of Donna Stroud Notary Public of Davie County is (and) certified to be correct. This instrument was presented for registration this 7 day of March, 1986, at 4:25 P.M., and duly recorded in the office of the Register of Deeds of Davie County, North Carolina, in Book 130, Page 294.
This, the 7 day of March, A. D., 1986.
J. K. Smith
Register of Deeds
By Doris C. Williams
Deputy Register of Deeds

This Deed drawn by _____