BOOK 682 PAGE 0343

FILED

2004 MAR 10 PM 2:14

ANSON COUNTY, N.C.
REGISTER OF DEEDS

ANSON COUNTY NC
Real Estate Excise Tax Paid
$ 50.00

00752

Revenue Stamps $ _____

DEED FOR HIGHWAY RIGHT OF WAY

THIS INSTRUMENT DRAWN BY R. L. Swinney CHECKED BY Leanna M. Rogers

RETURN TO: Division 10 Right of Way
206 Charter Street
Albemarle, NC 28001

NORTH CAROLINA
COUNTY OF ANSON
TAX MAP AND LOT 652300320394

STATE HIGHWAY PROJECT: 34398.4.2
PARCEL NUMBER: R-2231 WM / 705 WM
ROUTE: US 220 BYPASS
(RICHMOND AND
MONTGOMERY COUNTIES)

THIS FEE SIMPLE DEED, made and entered into this the 21st day of January 2004 by and between ***Edwards Timber Company, Inc.*** hereinafter referred to as GRANTORS, and the Department of Transportation, an agency of the State of North Carolina, hereinafter referred to as the Department;

WITNESSETH

That the GRANTORS, for themselves, their heirs, successors, and assigns, for and in consideration of the sum of $ 25,000.00 agreed to be paid by the DEPARTMENT to the GRANTORS, do hereby give, grant and convey unto the DEPARTMENT, its successors and assigns, in FEE SIMPLE that certain property located in Lanesboro Township, Anson County, North Carolina, which is particularly described as follows:

BEGINNING at a point on a western property line of the undersigned, a common property line with John T. Mills; thence N. 36-09-50 E. a distance of 105.60 ft. to an existing property corner, common between John T. Mills and the undersigned; thence S. 72-35-10 E. a distance of 94.12 ft. to an existing property corner of John T. Mills located in the property line of the undersigned; thence S. 72-35-10 E. a distance of 831.97 ft. to a new corner; thence S. 17-09-16 E. a distance of 121.44 ft. to a new corner; thence N. 72-35-10 W. a distance of 1,028.94 ft. to the point of BEGINNING. Being 2.24 acres more or less.

For a more specific description see Map Book A-193 Page 002 in the Anson County Registry of Deeds Office Titled, "100 ft. Buffer".

IN ADDITION, and for the aforestated consideration, the GRANTORS further hereby convey to the DEPARTMENT, its successors and assigns the following described areas and interests:

None

SPECIAL PROVISIONS. This deed is subject to the following provisions only:

None

The property hereinabove described was acquired by the GRANTORS by instrument(s) recorded in the Anson County Registry in Deed Book 228 Page 246 .

The final right of way plans showing the above described right of way are to be certified and recorded in the Office of the Register of Deeds for said County pursuant to N.C.G.S. 136-19.4, reference to which plans is hereby made for purposes of further description and for greater certainty.

The GRANTORS by the execution of this instrument, acknowledge that the plans for the above referenced project as they affect their remaining property have been fully explained to them or their authorized representative, and they do hereby release the Grantee, its successors and assigns from any and all claims for damages resulting from the construction of said project or from the past, present or future use of said premises herein conveyed for any purpose for which the said Department is authorized by law to subject the same.

County: Anson **Project: 34398.4.2** **Parcel: R-2231 WM / 705WM**

TO HAVE AND TO HOLD the aforesaid premises and all privileges and appurtenances thereunto belonging to the DEPARTMENT, its successors and assigns in FEE SIMPLE, or by easement as indicated, for the past, present and future use thereof and for all purposes which the said Department is authorized by law to subject the same.

And the GRANTORS covenant with the DEPARTMENT, that the GRANTORS are seized of the premises in fee simple, have the right to convey the same in fee simple, or by easement as indicated, that the title thereto 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. Title to the property hereinabove described is hereby conveyed subject to the following exceptions:

None

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands and seals (or if corporate, has caused the 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.

Edwards Timber Company, Inc.
(Corporate Name)

BY: Jeffrey G. Edwards
Jeffrey G. Edwards (President)

ACCEPTED FOR THE DEPARTMENT OF TRANSPORTATION

Cem BY: MAR 9 2004

WILLIAM M. WILHELM JR. NOTARY PUBLIC STANLY COUNTY, N.C.
(Stamp/Seal)

STATE OF North Carolina COUNTY OF Union

I, William M. Wilhelm, Jr. a Notary Public for said County and State, certify that **Jeffrey G. Edwards** personally came before me this day and acknowledged that he is **President** of **Edwards Timber Company, Inc.** a corporation, and that he, as **President** being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official stamp or seal, this the 21st day of January, 2004.

My commission expires 3-19-2007 William M. Wilhelm, Jr.
Notary Public

The foregoing Certificate(s) of William M. Wilhelm, Jr., Notary Public, is/are certified to be correct. This instrument and this certificate are duly registered on the 10th day of March, 2004 in Book 682, Page 343 at 2:14 o'clock P. M.

Joanne S. Huntley REGISTER OF DEEDS FOR _____ COUNTY

BY: _____ Deputy/Assistant - Register of Deeds