FOR REGISTRATION JUDITH A. GIBSON
REGISTER OF DEEDS
MECKLENBURG COUNTY, NC
2004 DEC 16 03:50 PM
BK:18133 PG:325-327 FEE:$17.00
EXCISE TAX:$144.00
INSTRUMENT # 2004260752

2004260752

Excise Tax $ 144.00 | Recording Time, Book and Page

PROJECT: 34464.4.2 ROUTE: _____ PARCEL NUMBER: R-2559WM 702WM

COUNTY: Mecklenburg

Tax Lot No. 051-131-10 Parcel Identifier No. _____

Mail after recording to N. C. Department of Transportation, Right of Way Dept.
206 Charter Street, Albemarle, NC 28001

This instrument was prepared by William M. Wilhelm, Jr., NC Dept. of Transportation

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 1st day of December 20 04 by and between

GRANTOR	GRANTEE
Thelma C. Morgan & husband Thomas N. Morgan	NC DEPARTMENT OF TRANSPORTATION, an agency of the State of North Carolina 206 Charter Street Albemarle, NC 28001

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 in the amount of $ 71,700.00 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 Charlotte Crab Orchard Township, Mecklenburg County, North Carolina and more particularly described as follows:

BEGINNING at a point in the northeastern property corner of the undersigned, common property corner of Mecklenburg County, now or formerly; thence South 01-26-12 East 108.74 ft. to a point; thence South 02-07-03 East 36.78 ft. to a point; thence South 52-06-16 West 45.33 ft. to a point; thence South 57-04-50 West 51.99 ft. to a point; thence South 25-25-44 West 87.43 ft. to a point; thence South 21-01-27 West 99.93 ft. to a point; thence South 16-12-37 West 51.29 ft. to a point; thence South 25-59-12 West 49.22 ft. to a point; thence South 40-28-08 West 51.61 ft. to a point; thence South 27-21-19 West 33.04 ft. to a point; thence South 12-03-46 West 44.05 ft. to a point; thence South 03-21-42 West 47.23 ft. to a point; thence South 59-34-50 West 166.80 ft. to a point; thence North 32-38-47 West 239.15 ft. to a point; thence South 30-05-05 West 326.63 ft. to a point; thence South 50-10-42 West 114.11 ft. to a point; thence North 26-05-08 West 446.19 ft to a point; thence North 61-28-51 East 5.07 ft. to a point, said point being a northern property line of the undersigned, a common property line of Mecklenburg County, now or formerly; thence North 61-28-51 East 1067.31 ft. to the point and place of BEGINNING. Said area containing 7.17 acres as shown on a survey by ESP Associates, P.A., dated August 23, 2004.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2336, Page 67 in the Mecklenburg County Registry & by Estate File No. 93-E-742, recorded in the Mecklenburg County Clerk of Court's Office.

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County: _____ **Project:** _____ **Parcel:** _____

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:

Subject to easements of record as shown on the survey for the North Carolina Department of Transportation drawn by Randy W. Nance dated September 17, 2004

IN WITNESS WHEREOF, the GRANTPRS have hereunto set their hands and seals (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.

Thelma C. Morgan (SEAL)
THELMA C. MORGAN

Thomas N. Morgan (SEAL)
THOMAS N. MORGAN

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

STATE OF North Carolina COUNTY OF Mecklenburg

I, William M. Wilhelm, Jr., a Notary Public for said County and State, so hereby certify that THELMA C. MORGAN & husband THOMAS N. MORGAN GRANTORS, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the 1st day of December, 2004.

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

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered on the _____ day of _____, 20 _____ in Book _____, Page _____ at _____ o'clock _____ M.

_____ REGISTER OF DEEDS FOR _____ COUNTY
BY: Deputy/Assistant - Register of Deeds

JUDITH A. GIBSON
REGISTER OF DEEDS, MECKLENBURG
COUNTY & COURTS OFFICE BUILDING
720 EAST FOURTH STREET
CHARLOTTE, NC 28202

PLEASE RETAIN YELLOW TRAILER PAGE

It is part of the recorded document, and must be submitted with original for re-recording and/or cancellation.

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Filed For Registration:	**12/16/2004 03:50 PM**
Book:	**RE 18133 Page: 325-327**
Document No.:	**2004260752**
	DEED 3 PGS $17.00
NC REAL ESTATE EXCISE TAX:	**$144.00**
Recorder:	**GRACE TUCKER**

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State of North Carolina, County of Mecklenburg

The foregoing certificate of WILLIAM M WILHELM JR Notary is certified to be correct. This 16TH of December 2004

JUDITH A. GIBSON, REGISTER OF DEEDS By: _____
Deputy/Assistant Register of Deeds

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2004260752