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FILED 1999-023906
Oct 19 1999 01:17:39 pm

Randolph County, NC
Ann Shaw, REGISTER of DEEDS

Recording Fee 14.00
NC Real Estate ExTx 118.00

RE BOOK Book: 1630
Page: 0493

Excise Tax

Recording Time, Book and Page

Tax Lot No. ..... Parcel Identifier No. .....
Verified by ..... County on the ..... day of ....., ...
by .....

Mail after recording to GRANTEE: P. O. Box 1067, Aberdeen, NC 28315

This instrument was prepared by SMITH & ALEXANDER, L.L.P.
Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 19th day of October, 1999, by and between

GRANTOR	GRANTEE
ELLIS DARRELL SNIDER and wife, JOSIE MCMASTERS SNIDER	NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, an unincorporated agency of the State of North Carolina

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.q. 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 or parcel of land situated in the City of ....., Liberty Township, Randolph County, North Carolina and more particularly described as follows:

BEGINNING at the northernmost point of Ellis Darrell Snider 41 acre tract described in Book 732, Page 106, Randolph County Registry; thence from said beginning point South 57 degrees 12 minutes 55 seconds East 132.61 feet to an iron pipe-set; thence South 15 degrees 22 minutes 33 seconds East 87.99 feet to an iron pipe-set; thence South 65 degrees 11 minutes 21 seconds West 385.18 feet to an iron pipe-set; thence South 04 degrees 44 minutes 09 seconds West 512.06 feet to an iron pipe-set; thence North 86 degrees 30 minutes 02 seconds West 971.36 feet; thence North 45 degrees 16 minutes 05 seconds West 113.63 feet; thence North 27 degrees 46 minutes 40 seconds East 177.62 feet; thence North 32 degrees 41 minutes 06 seconds East 168.47 feet; thence North 34 degrees 40 minutes 58 seconds East 323.20 feet; thence South 85 degrees 17 minutes 14 seconds East 128.82 feet; thence South 02 degrees 34 minutes 44 seconds East 89.58 feet; thence North 89 degrees 21 minutes 26 seconds East 309.16 feet; thence North 05 degrees 31 minutes 32 seconds East 87.86 feet; thence North 74 degrees 42 minutes 58 seconds East 108.43 feet; thence North 35 degrees 49 minutes 06 seconds East 103.23 feet; thence North 80 degrees 30 minutes 16 seconds East 186.22 feet to the Beginning, containing 12.905 acres.

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TOGETHER with a non-exclusive temporary easement, which terminates 5 years from this date, for construction and access, described as follows: Beginning at a point in the eastern line of the above-described tract located 352.96 feet north from the southeast corner of said tract; thence from said beginning point along said eastern line North 04 degrees 44 minutes 09 seconds East 100.00 feet; thence South 85 degrees 15 minutes 51 seconds East 100.00 feet; thence South 04 degrees 44 minutes 09 seconds West 41.17 feet; thence South 82 degrees 38 minutes 13 seconds East 550.84 feet; thence along a curve a chord, course and distance of North 74 degrees 16 minutes 39 seconds East 23.53 feet; thence North 51 degrees 11 minutes 31 seconds East 48.44 feet; thence along a curve a chord, course and distance of North 85 degrees 15 minutes 51 seconds East 66.11 feet; thence South 60 degrees 39 minutes 48 seconds East 218.30 feet; thence along a curve: South 22 degrees 34 minutes 03 seconds East 76.51 feet a chord, course and distance of South 22 degrees 50 minutes 56 seconds East 36.01 feet; thence South 61 degrees 13 minutes 35 seconds East 170.91 feet to the northwest right of way line of Brower Meadow Road (NCSR No. 2440); thence along said right of way line, South 65 degrees 20 minutes 29 seconds West 24.90 feet; thence North 61 degrees 13 minutes 35 seconds West 156.08 feet; thence along a curve: North 22 degrees 50 minutes 56 seconds West 60.84 feet to a chord, course and distance of North 22 degrees 34 minutes 03 seconds West 51.83 feet; thence North 60 degrees 39 minutes 48 seconds West 218.30 feet; thence along a curve: a chord, course and distance of South 85 degrees 15 minutes 51 seconds West 43.70 feet South 51 degrees 11 minutes 31 seconds West 48.44 feet to a chord, course and distance of South 74 degrees 16 minutes 39 seconds East 39.21 feet; thence North 82 degrees 38 minutes 13 seconds West 549.92 feet; thence South 04 degrees 44 minutes 09 seconds West 38.81 feet; thence North 85 degrees 15 minutes 51 seconds West 100.00 feet to the Beginning, containing 0.777 acres.

Together with a permanent, non-exclusive easement for ingress and egress, 20 feet wide, described as follows: Beginning at the southeast corner of the above-described tract; thence from said beginning point along the eastern line of said tract, North 04 degrees 44 minutes 09 seconds East 20.00 feet; thence South 86 degrees 30 minutes 02 seconds East 161.49 feet; thence South 30 degrees 30 minutes 25 seconds East 572.23 feet to the northwest right of way line of Brower Meadow Road (NCSR No. 2440); thence along said right of way line South 36 degrees 08 minutes 15 seconds West 21.79 feet; thence North 30 degrees 30 minutes 25 seconds West 602.88 feet to an iron pipe-stone; thence North 86 degrees 30 minutes 02 seconds West 151.29 feet to the Beginning, containing 0.334 acres.

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The property hereinabove described was acquired by Grantor by instrument recorded in .....

Deed Book 732, Page 106, Randolph County Registry.....

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, 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.

.....
(Corporate Name)

By: .....

.....**President**

ATTEST:

.....

.....**Secretary (Corporate Seal)**

USE BLACK INK ONLY

Ellis Darrell Snider .....**(SEAL)**
ELLIS DARRELL SNIDER

Josie McMaster Snider .....**(SEAL)**
JOSIE MCMASTER SNIDER

.....**(SEAL)**

.....**(SEAL)**

.....
(Corporate Name)

By: .....

.....**President**

ATTEST:

.....

.....**Secretary (Corporate Seal)**

USE BLACK INK ONLY

.....**(SEAL)**

.....**(SEAL)**

.....**(SEAL)**

.....**(SEAL)**

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SEAL - STAMP

NORTH CAROLINA, Randolph County.

I, a Notary Public of the County and State aforesaid, certify that ELLIS DARRELL SNIDER and wife, JOSIE MCMASTERS SNIDER Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 19th day of October, 1999

My commission expires: January 29, 2002 Susan P. Kime Notary Public

Use Black Ink

SEAL - STAMP

NORTH CAROLINA, _____ County.

I, a Notary Public of the County and State aforesaid, certify that _____ Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this _____ day of _____, _____.

My commission expires: _____ _____ Notary Public

Use Black Ink

SEAL - STAMP

NORTH CAROLINA, _____ County.

I, a Notary Public of the County and State aforesaid, certify that _____ Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this _____ day of _____, _____.

My commission expires: _____ _____ Notary Public

Use Black Ink

NORTH CAROLINA — RANDOLPH COUNTY

The foregoing certificate(s) of Susan P. Kime

Notary/Notaries Public is/are certified to be correct.

This 19 day of October, 19 99.

ANN SHAW, REGISTER OF DEEDS

by: Gail Kirk Deputy Register of Deeds

SEAL - STAMP

NORTH CAROLINA, _____ County.

I, a Notary Public of the County and State aforesaid, certify that _____, personally came before me this day and acknowledged that _____ he is _____ Secretary of _____ a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its _____ President, sealed with its corporate seal and attested by _____ as its _____ Secretary.

Witness my hand and official stamp or seal, this _____ day of _____, _____.

My commission expires: _____ _____ Notary Public

Use Black Ink

SEAL - STAMP

NORTH CAROLINA, _____ County.

I, a Notary Public of the County and State aforesaid, certify that _____, personally came before me this day and acknowledged that _____ he is _____ Secretary of _____ a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its _____ President, sealed with its corporate seal and attested by _____ as its _____ Secretary.

Witness my hand and official stamp or seal, this _____ day of _____, _____.

My commission expires: _____ _____ Notary Public

Use Black Ink

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.

_____ REGISTER OF DEEDS FOR _____ COUNTY

By _____ Deputy/Assistant-Register of Deeds.

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