0554 APPROVED BY STOKES COUNTY ASSESSOR
2026

BK:00554 PG:2026

FILED
STOKES COUNTY
KATHY YOUNG
REGISTER OF DEEDS

FILED	Aug 28, 2006
AT	04:46 pm
BOOK	00554
START PAGE	2026
END PAGE	2028
INSTRUMENT #	06490

Stokes County 08-28-2006
NORTH CAROLINA
Real Estate
Excise Tax $57.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $57.00

Parcel Identifier No._____ Verified by _____ County on the ____ day of_____, 20__
By:_____

Mail/Box to: Martin Spradling, 1190 Rama Road, Sandy Ridge, NC 27046

This instrument was prepared by: William F. Marshall, Jr., P. O. Box 117, Danbury, NC 27016

Brief description for the Index: _____

THIS DEED made this 28th day of August, 20 06, by and between

GRANTOR	GRANTEE
MICHAEL A. ROTHSTEIN (Legally Separated)	MARTIN SPRADLING and wife, CITRALEKHA SPRADLING

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 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 _____, Snow Creek Township, Stokes County, North Carolina and more particularly described as follows:

"SEE ATTACHED (EXHIBIT A) FOR DESCRIPTION"

The property hereinabove described was acquired by Grantor by instrument recorded in Book 461 page 468.

A map showing the above described property is recorded in Plat Book_____ page _____.

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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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

_____ Michael A. Rothstein (SEAL)
(Entity Name)

By: _____ _____ (SEAL)
Title: _____

By: _____ _____ (SEAL)
Title: _____

By: _____ _____ (SEAL)
Title: _____

USE BLACK INK ONLY

SEAL-STAMP

DIANNA D. KISER
NOTARY PUBLIC
STOKES COUNTY, NC

USE BLACK INK ONLY

State of North Carolina - County of Stokes

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ Michael A. Rothstein personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 28th day of August, 2006

My Commission Expires: 12-29-2010 Dianna D. Kiser
Notary Public

SEAL-STAMP

USE BLACK INK ONLY

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ _____ personally came before me this day and acknowledged that _he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of each entity, _he signed the forgoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20__.

My Commission Expires: _____ _____
Notary Public

SEAL-STAMP

USE BLACK INK ONLY

State of North Carolina - County of _____

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

Witness my hand and Notarial stamp or seal this _____ day of _____, 20__.

My Commission Expires: _____ _____
Notary Public

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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EXHIBIT A

BEING Lot #1 containing 14.112 acres as shown on Plat recorded in Plat Book 8, Page 162, Stokes County Registry.

NOTE: For a more accurate description see survey plat prepared by Norman T. Scott/Land Surveying established June 13, 2006 and being designated Job #2506-3.

Being a portion of Deed Book 461, Page 468, Stokes County Registry and Tax Map and Parcel Number 696800360923, Stokes County Tax Department.

This conveyance is made subject to Restrictive Covenants as recorded in Book 361, Page 1919 and Road Maintenance Agreement recorded in Book 361, Page 1925, Stokes County Registry.

This conveyance is made together with and subject to all easements as shown on Plat recorded in Plat Book 8, Page 162, Stokes County Registry.

This conveyance is also made subject to a Conservation Easement recorded in Book 552, Page 16, Stokes County Registry.