11/15/2004 GUILFORD CO. NC
1 DEEDS 906678 $12.00
3 DEEDS ADDN PGS $9.00

1 PROBATE FEE $2.00

RECORDED - 906678
KATHERINE LEE PAYNE
REGISTER OF DEEDS
GUILFORD COUNTY, NC
BOOK: 6206
PAGE(S):0434 TO 0438
11/15/2004 14:53:44

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4/1

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: NTC

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

Mail/Box to: _____

This instrument was prepared by: John T. Higgins, Jr.
HUNTER HIGGINS MILES ELAM & BENJAMIN, PLLC
Brief description for the Index: 75.82 acres in Guilford County and Rockingham County

THIS DEED made this 3 day of November, 2004, by and between

GRANTOR	GRANTEE
PIEDMONT LAND CONSERVANCY, a North Carolina Non-Profit corporation	STATE OF NORTH CAROLINA 1321 Mail Service Center Raleigh, NC 27699-1321

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 _____, Monroe/Simpson Township, Guilford/Rockingham County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

The Tract described in this Deed is located in both Guilford County and Rockingham County. A Deed with the identical description is being recorded in Rockingham County.

THIS IS A DEED OF GIFT

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5964 page 1337.

A map showing the above described property is recorded in Plat Book n/a 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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

This conveyance is made subject to all easements, rights of way and restrictions of record and to ad valorem taxes for the current year.

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

PIEDMONT LAND CONSERVANCY
(Entity Name)

By: Marjorie Rankin
Title: Vice President

By: _____
Title: _____

By: _____
Title: _____

_____ (SEAL)

_____ (SEAL)

_____ (SEAL)

_____ (SEAL)

USE BLACK INK ONLY

USE BLACK INK ONLY

State of North Carolina - County of Guilford

I, the undersigned Notary Public of the County and State aforesaid, certify that Marjorie Rankin * 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 3rd day of November, 2004

My Commission Expires: October 23, 2006

Susan J Hunt
Notary Public

* Vice President of Piedmont Land Conservancy

** on behalf of corporation

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 Piedmont Land Conservancy a North Carolina ~~or~~ Non-Profit 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 04

My Commission Expires: _____

_____
Notary Public

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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LEGAL DESCRIPTION

A certain tract or parcel of realty, lying and being in Monroe Township, Guilford County, North Carolina and Simpsonville Township, Rockingham County, North Carolina, being more fully described as follows:

BEGINNING at a concrete monument found in the northerly line of property owned, now or formerly, by Vestal I. Bowman as described in Deed Book 3637 Page 854, and Deed Book 5043 Page 1481, both Guilford County Registry, said concrete monument lying S 10 deg 11' 35" W a distance of 160.36 feet from another concrete monument, a corner between Vestal I. Bowman and Haw River Estates, Section 3A, Lot 56 as shown in Plat Book 121 Page 115, said Guilford County Registry; thence, from said POINT OF BEGINNING, with the northerly line of Vestal I. Bowman and the northerly line of property owned, now or formerly, by Mae Bowman Duggins and husband, Roger R. Duggins as described in Deed Book 3636, Page 179, Deed Book 3637, Page 857, and Deed Book 3637, Page 861, all said Guilford County Registry, N 81 deg 32' 29" W a distance of 1586.88 feet to an iron pipe found in the easterly line of property owned, now or formerly, by Thaxton Richardson, Jr and wife, Ruth Elizabeth Richardson as described in Deed Book 1632, Page 515 and Deed Book 4373, Page 1949, said Guilford County Registry; thence with said easterly line of Richardson N 03 deg 41' 15" E a distance of 3118.48 feet to a computed point lying in the centerline of the Haw River (passing an iron pipe set at a distance of 2439.36 feet); thence with the centerline of the Haw river the following three (3) courses and distances: 1) N 77 deg 55' 58" E a distance of 396.32 feet to a computed point, 2) N 79 deg 07' 24" E a distance of 409.49 feet to a computed point, and 3) N 77 deg 29' 00" E a distance of 238.65 feet to a computed point, a corner with property owned, now or formerly by The Diocese of North Carolina of the Protestant Episcopal Church of the United States as described in Deed Book 1035, Page 1063, Rockingham County Registry; thence with the westerly line of The Diocese of North Carolina of the Protestant Episcopal Church of the United States S 02 deg 23' 49" W a distance of 819.62 feet to an iron pipe found (passing an iron pipe set at a distance of 475.10 feet), the northwesterly corner of Haw River Estates, Section 4 as recorded in Plat Book 40, Page 32, said Rockingham County Registry; thence with the westerly line of said Haw River Estates, Section 4 the following six (6) courses and distances; 1) S 09 deg 54' 37" E a distance of 177.42 feet to an iron pipe found (passing an iron pipe found at a distance of 157.37 feet), 2) S 74 deg 34' 35" W a distance of 205.00 feet to an iron pipe found, 3) S 64 deg 32' 50" W a distance of 211.61 feet to an iron pipe found, 4) S 20 deg 06' 27" W a distance of 349.43 feet to an iron pipe found, 5) S 04 deg 08' 16" E a distance of 347.20 feet to an iron pipe found, and 6) S 71 deg 17' 49" E a distance of 295.52 feet to an iron rebar found, the northwestern corner of Haw River Estates, Section 3 as recorded in Plat Book 114, Page 15, said Guilford County Registry and Plat Book 32, Page 6 said Rockingham County Registry; thence with the westerly line of said Haw River Estates, Section 3 the following three (3) courses and distances: 1) S 04 deg 21' 44" E a distance of 280.06 feet to an iron pipe found, 2) S 16 deg 34' 59" E a distance of 195.04 feet to an iron pipe found, and 3) S 38 deg 11' 29" E a distance of 214.67 feet to an iron pipe found in the northerly right-of-way line of Twin Streams Way (also known as Bluebird Drive); thence S 45 deg 07' 56" E a distance of 60.29 feet to an iron pipe

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found in the southerly right-of-way of said Twin Streams Way, said iron pipe lying in the westerly line of property owned, now or formerly by Jimmy S. Xiang and Liang Q. Chen as described in Deed Book 5125, Page 1218, said Guilford County Registry; thence with the westerly and southerly lines of Xiang the following five (5) courses and distances: 1) with the arc of a circular curve to the left having a chord bearing of S 40 deg 50' 15" W and a chord distance of 31.74 feet, said curve having a radius of 256.79 feet, a delta angle of 07 deg 05' 14" and arc length of 31.76 feet to an iron pipe found, 2) S 38 deg 21' 08" W a distance of 54.88 feet to an iron pipe found, 3) with the arc of a circular curve to the left having a chord bearing of S 21 deg 27' 04" W and a chord distance of 116.31 feet, said curve having a radius of 200.00 feet, a delta angle of 33 deg 48' 29" and arc length of 118.01 feet to an iron pipe found, 4) S 04 deg 32' 49" W a distance of 367.29 feet to an iron pipe found, and 5) N 89 deg 21' 59" E a distance of 237.25 feet to an iron pipe found (passing an iron pipe found at a distance of 50.12 feet); thence with said westerly line of Xiang and the westerly line of said Lot 56, Haw River Estates, Section 3A, S 33 deg 45' 47" E a distance of 380.84 feet (passing an iron pipe found at a distance of 124.31 feet) to a computed point in the westerly line of said Vestal I. Bowman property, said point being referenced by an iron pipe lying S 33 deg 45' 47" E a distance of 0.16 feet from said computed point; thence with said westerly line of Bowman S 10 deg 11' 35" W a distance of 117.99 feet to the POINT AND PLACE OF BEGINNING, containing 75.82 acres more or less, being the remainder tract of that property conveyed from Robert L. Phillips and wife, Linda Phillips to Robert Lewis Phillips, Jr and Eric McKee Phillips in Deed Book 3623, Page 66, said Guilford County Registry and Deed Book 802, Page 2267, said Rockingham County Registry.

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KATHERINE LEE PAYNE, REGISTER OF DEEDS
GUILFORD COUNTY
201 SOUTH EUGENE STREET
GREENSBORO, NC 27402

* *

State of North Carolina, County of Guilford

The foregoing certificate of Susan D Hunt

A Notary (Notaries) Public is/are certified to be correct. This instrument and this certificate are duly registered at the date and time shown herein.

KATHERINE LEE PAYNE, REGISTER OF DEEDS

By: _____
Deputy - Assistant Register of Deeds

* *

This certification sheet is a vital part of your recorded document.
Please retain with original document and submit when re-recording.