BOOK 1481
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Iredell County, NC
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Excise Tax: $341.00
Brenda D. Bell Register of Deeds

710WM

Drawn by: Alan G. Carpenter, Attorney

Excise Tax: $ 341.00

NORTH CAROLINA
IREDELL COUNTY

GENERAL WARRANTY DEED

THIS DEED made this 14th day of July, 2003, by and between

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Herman E. Anderson, Executor of the Estate of Eva Lee Harris Anderson, Vercie A. Lanning and husband, Walter L. Lanning, Lessie A. Prevette, William C. Anderson and wife, Joyce Anderson, Mildred A. Miller and husband, Cletus R. Miller, Wilma A. Laws and husband, Tommy Laws, Herman E. Anderson and wife, Betty Anderson, and Margie A. Sigmon, hereinafter collectively called the "Grantor,"

and

the DEPARTMENT OF TRANSPORTATION, an agency of the State of North Carolina, hereinafter called the "Grantor,"

(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 the 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 Iredell County, North Carolina, and more particularly described as follows:

**THE two tracts hereinafter described, being designated as Parcel 710WM, Project 6.769011T:**

**TRACT I: BEGINNING** at an existing right of way monument in the southern margin of Interstate 40, the northeastern corner of Buttke Dairy Enterprises (Book 733, Page 182, Tract I) and running thence with the southern margin of Interstate 40, North 57-31-45 East, 1058.13 feet to an existing right of way monument; thence continuing with the southern margin of Interstate 40, North 52-33-38 East, 455.24 feet to a point in the center line of the branch, corner of Charles B. Tromba (Book 696, Page 488); thence with the line of Tromba and the center line of the branch, South 52-27-38 East, 519.57 feet to a point in the center of the creek at the intersection with the small stream, in the line of William C. Robertson; thence with the center line of Fifth Creek, the following courses and distances:

1. South 53-37-11 West, 218.89 feet to a point;
2. South 46-55-51 West, 456.69 feet to a point;
3. South 33-49-10 West, 229.48 feet to a point;
4. South 44-11-00 West, 296.24 feet to a point;
5. South 64-36-30 West, 359.70 feet to a point;
6. South 73-08-00 West, 474.54 feet to a set iron in the center of the creek, corner of Dorothy Freeze Smiley (Book 612, Page 682; thence continuing with the center line of the creek, South 68-26-23 West, 96.69 feet to a set iron in the center of the creek, corner of Buttke Dairy Enterprises; thence with lines of Buttke Dairy Enterprises, the following courses and distances:

1. North 70-18-17 West, 57.75 feet to a set iron;
2. North 89-18-17 West, 90.75 feet to a set iron;
3. North 21-46-42 West, 240.67 feet to an existing iron;
4. North 54-55-09 East, 470.95 feet to an existing iron;
5. North 32-33-20 West, 211.53 feet to an existing right of way monument in the southern margin of Interstate 40, the point and place of **beginning, containing 27.83 acres**, more or less, with this description taken from a survey by Jack B. Creasy, NCPLS L-2549, dated July 2, 2002.

**TRACT II: BEGINNING** at a set iron in the center of Fifth Creek, the northwestern corner of Dorothy Freeze Smiley (Book 612, Page 682) and running thence with the line of Smiley, South 55-57-00 West, 483.86 feet to an existing iron; thence continuing with

the line of Smiley, South 12-36-00 West, 817.30 feet to an existing iron, corner of Buttke Dairy Enterprises on the Smiley line; thence with the line of Buttke Dairy Enterprises, North 47-46-35 West, 1170.00 feet to a point in the center of Fifth Creek; thence with the center of Fifth Creek the following courses and distances:

1. North 85-03-29 East, 379.57 feet to a point;
2. North 78-07-49 East, 361.68 feet to a point;
3. North 78-55-33 East, 545.50 feet to a point;
4. North 68-26-23 East, 191.56 feet to a set iron in the center of the creek, corner of Dorothy Freeze Smiley, the point and place of **beginning, containing 11.73 acres**, more or less, with this description taken from a survey by Jack B. Creasy, NCPLS L-2549, dated July 2, 2002.

For back title, see Deed Book 192, page 557, Iredell County Registry, and File 02-E-23.

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 the 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:

Easements, rights of way and restrictions of record, if any.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, this the day and year first above written.

Herman E. Anderson (SEAL)
Herman E. Anderson, Executor of the Estate of Eva Lee Harris Anderson

Vercie A. Lanning (SEAL)
Vercie A. Lanning

Walter L. Lanning (SEAL)
Walter L. Lanning

Lessie A. Prevette (SEAL)
Lessie A. Prevette

William C. Anderson (SEAL)
William C. Anderson

Joyce Anderson (SEAL)
Joyce Anderson

Mildred A. Miller (SEAL)
Mildred A. Miller

Cletus R. Miller (SEAL)
Cletus R. Miller

Wilma A. Laws (SEAL)
Wilma A. Laws

Tommy Laws (SEAL)
Tommy Laws

Herman E. Anderson (SEAL)
Herman E. Anderson

Betty Anderson (SEAL)
Betty Anderson

Margie A. Sigmon (SEAL)
Margie A. Sigmon

NORTH CAROLINA, IREDELL COUNTY

I, a Notary Public of Iredell County and State aforesaid, certify that Herman E. Anderson, individually and as Executor of the Estate of Eva Lee Harris Anderson, personally came before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 17 day of July, 2003.

Notary Public

My Commission Expires: 7-17-04
(Official Seal)

NORTH CAROLINA, IREDELL COUNTY

I, a Notary Public of Iredell County and State aforesaid, certify that Vercie A. Lanning, Walter L. Lanning, Betty Anderson, Tommy Laws and Wilma A. Laws personally came before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 23 day of July, 2003.

Notary Public

My Commission Expires: 02/24/08
(Official Seal)

BETHANY JOHNSON NOTARY PUBLIC IREDELL COUNTY, N.C.

NORTH CAROLINA, IREDELL COUNTY

I, a Notary Public of Iredell County and State aforesaid, certify that Cletus R. Miller, Mildred A. Miller, Lessie A. Privette, Joyce Anderson and Margie A. Sigmon, personally came before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 26 day of July, 2003.

Notary Public

My Commission Expires: 02/24/08
(Official Seal)

BETHANY JOHNSON NOTARY PUBLIC IREDELL COUNTY, N.C.

NORTH CAROLINA, IREDELL COUNTY

I, a Notary Public of Iredell County and State aforesaid, certify that William C. Anderson, personally came before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 29 day of August, 2003.

Notary Public

My Commission Expires: 7-17-04
(Official Seal)



The foregoing Certificate(s) of Alan G. Carpenter & Bethany Johnson 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.

Brenda D. Bell REGISTER OF DEEDS FOR Iredell COUNTY

By Annette D. Williamson Deputy/~~Assistant~~ Register of Deeds.