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FILED
ROCKINGHAM COUNTY
REBECCA B. CIPRIANI
REGISTER OF DEEDS

Sep 13, 2006 11:46:09 am

RECORDING	$21.00
PROBATE	$2.00
EXCISE TAX	$96.00
NONSTAND	
BOOK	01296
PAGES	1187-1190
INSTRUMENT #	12906

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COUNTY OF DUNE

79-18.1

NORTH CAROLINA GENERAL WARRANTY DEED

Stamps $96.00
Mail after recording to **JGM**
This instrument was prepared by **JOSEPH G. MADDREY**
Brief description for the Index

THIS DEED made this 13th day of September, 2006, by and between

GRANTOR	GRANTEE
J. Van Sharpe **And wife, Virginia B. Sharpe** **And** **John W. Comer** **And wife, Rebecca C. Comer**	**State of North Carolina** **c/o State Property Office** **Department of Administration** **1321 Mail Service Center** **Raleigh, NC 27699-1321**

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 Simpsonville Township, Rockingham County, North Carolina and more particularly described as follows:

See Attached Exhibit 'A'

The property herein above described was acquired by Grantor by instrument recorded in

_____

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:

Taxes for the current year, rights-of-way of public highways and roads and public utilities, easements and restrictions of public record.

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.

J. Van Sharpe (SEAL)
J. Van Sharpe

Virginia B. Sharpe (SEAL)
Virginia B. Sharpe

John W. Comer (SEAL)
John W. Comer

Rebecca C. Comer (SEAL)
Rebecca C. Comer

NORTH CAROLINA, Rockingham County.

I, a Notary Public of the County and State aforesaid, certify that J. Van Sharpe, Virginia B. Sharpe, John W. Comer and Rebecca C. Comer, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 13th day of September, 2006.

Sonia L. Toney Notary Public

My commission expires: 10-17-2009

SONIA L. TONEY
NOTARY
PUBLIC
ROCKINHGAM COUNTY, N.C.

EXHIBIT 'A'

Beginning at an existing iron stake in the eastern right of way of Spring Garden Road, said iron having North Carolina Grid Northing of 947,968.402 and Easting of 1,787,177.342 , said iron also being a common corner with Kenneth R. & Paek O. Doss (Deed Book 848 at Page 1782) and Wetlands Preservation Site; thence with the eastern right of way of Spring Garden Road by N.C. Grid bearing and horizontal ground distance North 15 deg. 09 min. 00 sec. West 356.18 feet to an iron stake set; thence leaving said right of way a new line with J. Van Sharpe & Others (Deed Book 795 at Page 903) North 70 deg. 28 min. 55 sec. East 84.29 feet to an iron stake set; thence a new line South 59 deg. 40 min. 03 sec. East 142.51 feet to an iron stake set; thence a new line South 48 deg. 00 min. 16 sec. East 91.55 feet to an iron stake set; thence a new line South 80 deg. 20 min. 56 sec. East 96.70 feet to an iron stake set; thence a new line North 08 deg. 37 min. 24 sec. East 160.12 feet to an iron stake set; thence a new line North 11 deg. 44 min. 12 sec. East 142.02 feet to an iron stake set; thence a new line North 06 deg. 56 min. 49 sec. East 137.30 feet to an iron stake set; thence a new line North 24 deg. 28 min.03 sec. West 194.76 feet to an iron stake set; thence a new line North 37 deg. 03 min. 40 sec. West 280.37 feet to an iron stake set; thence a new line North 36 deg. 43 min. 09 sec. West 107.96 feet to an iron stake set in the common property line of J. Van Sharpe & Others and Patricia Lee Wilson (Deed Book 801 at Page 2189); thence with said common line South 86 deg. 50 min. 01 sec. East 259.70 feet to a point in a branch, said point also being the northwest corner of Bobby L. & Helen Bratton (Deed Book 842 at Page 2189); thence with the meanders of the centerline of the branch the following courses and distances: South 56 deg. 01 min. 46 sec East 32.22 feet, South 26 deg. 43 min. 27 sec. East 100.93 feet, South 41 deg. 33 min. 42 sec. East 117.15 feet, South 31 deg. 04 min. 35 sec. East 188.20 feet, South 21 deg. 40 min. 01 sec. East 149.85 feet, South 15 deg. 32 min. 07 sec. West 36.35 feet, South 43 deg. 57 min. 20 sec. East 43.80 feet, South 00 deg. 37 min. 00 sec.West 27.48 feet, South 43 deg. 18 min. 31 sec. East 36.80 feet, South 03 deg. 13 min. 59 sec. East 111.12 feet, South 76 deg. 35 min. 37 sec. West 15.27 feet, South 11 deg. 12 min. 32 sec. West 41.37 feet, South 57 deg. 50 min. 46 sec. East 21.26 feet, South 00 deg. 32 min. 41 sec. West 70.34 feet, South 39 deg. 59 min. 52 sec. East 45.17 feet, South 06 deg. 51 min. 22 sec. East 30.03 feet, South 38 deg. 40 min. 12 sec. East 39.43 feet, South 27 deg. 04 min. 21 sec. East 88.59 feet, South 02 deg. 00 min. 53 sec.West 35.30 feet, South 46 deg. 10 min. 48 sec. East 66.38 feet, South 24 deg. 45 min. 25 sec. West 37.02 feet, South 33 deg. 32 min. 45 sec. East 148.10 feet, South 14 deg. 05 min. 59 sec. East 58.82 feet, South 65 deg. 51 min. 19 sec. East 21.94 feet, South 10 min. 19 min. 37 sec. East 112.74 feet, South 55 deg. 02 min. 08 sec. East 84.64 feet, South 30 deg. 23 min.13 sec.West 37.71 feet, South 51 deg. 57 min. 10 sec. East 63.34 feet, South 33 deg. 58 min. 43 sec. East 49.48 feet, South 31 deg. 31 min. 14 sec. East 113.94 feet, South 52 deg. 07 min. 17 sec. West 43.50 feet, South 29 deg. 54 min. 01 sec. East 43.97 feet, South 14 deg. 42 min. 26 sec. East 29.40 feet to a point in Norwood Drive; thence leaving branch and Norwood Drive South 77 deg. 28 min. 05 sec. West 112.65 feet to an existing iron stake; thence with the northern property line of David W. Collins (Deed Book 736 at Page 728) South 77 deg. 28 min. 05 sec. West 129.58 feet to an existing iron stake, a common corner of David W.Collins and Charles T. Craddock, Jr. & Donna

Thomas (Deed Book 800 at Page 280); thence with said Craddock property line North 43 deg. 20 min. 31 sec. West 203.13 feet to an existing iron stake, a common corner of said Craddock and Emery Wayne Hall (Deed Book 675 at Page 853); thence with said Hall line North 37 deg. 54 min. 14 sec. East 54.22 feet to an existing iron stake; thence continuing with said Hall line North 62 deg. 45 min. 11 sec. West 195.97 feet to an existing iron stake, a common corner of said Hall and Richard E. & Brenda K. Dehart (Deed Book 875 at Page 1583); thence with said Dehart property line North 46 deg. 07 min. 23 sec. West 104.07 feet to an existing iron stake; thence continuing with said Dehart line North 36 deg. 29 min. 47 sec. West 55.31 feet to an existing iron stake, a common corner with said Dehart and Kenneth R. & Paek O. Doss (Deed Book 848 at Page 1782); thence with said Doss eastern line North 36 deg. 29 min. 47 sec. West 275.15 feet to an existing iron stake; thence continuing with said Doss line North 36 deg. 24 min. 09 sec. West 162.00 feet to an existing iron stake; thence continuing with said Doss line North 15 deg. 08 min. 39 sec. West 22.46 feet to an existing iron stake, the northeast corner of said Doss; thence continuing with said Doss line South 74 deg. 51 min. 00 sec. West 200.14 feet to the point of beginning and containing 17.122 acres as shown on Plat of Survey for N.C. Ecosystem Enhancement Program on the Property of: John W. Comer, Rebecca Comer, J. Van Sharpe & Virginia Brown Sharpe (SPO File # 079-AAF) by C. E. Robertson dated June 23, 2006 and revised July 12, 2006, as recorded in Map Book 59, page 99, Rockingham County Registry.