

BK 0209 PG 022

Real Estate  
Excise Tax

28.00

NORTH CAROLINA  
WATAUGA COUNTY

Filed for registration on the 19th day of May  
19 92 at 2:50 o'clock P.M., and registered in the  
Office of the Register of Deeds of Watauga County, North Carolina  
on the 19th day of May 19 92  
In Book 209 of Records  
at page 022

Phyllis E. Foster

Register of Deeds

by Lita Drew Deputy

Excise Tax \$28

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.  
Verified by County on the day of 19  
by

Mail after recording to

This instrument was prepared by R. B. Johnston, Jr.

Brief description for the Index 10.05 acres, Blue Ridge Township

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 12th day of May, 19 92, by and between

GRANTOR

MOUNTAIN RESOURCE COMPANY, a  
North Carolina Corporation

GRANTEE

ALPHONZO PERRY and wife,  
ELLENOR L. PERRY

Route 1, Box 208  
Jamesville, NC 27846

TAX INFORMATION  
RECORDED

5-19-92 BSC  
Tax Supervisor

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 Blue Ridge Township, Watauga County, North Carolina and more particularly described as follows:

BEGINNING on a point in the center of North Carolina State Road 1526; thence with the center of the aforementioned state road the following twenty-two courses: North 27 degrees 59 minutes 43 seconds East 97.11 feet; thence North 04 degrees 12 minutes 14 seconds West 30.21 feet; thence North 35 degrees 26 minutes 41 seconds West 33.75 feet; thence North 40 degrees 15 minutes 03 seconds West 99.60 feet; thence North 16 degrees 26 minutes 24 seconds West 46.53 feet; thence North 01 degrees 37 minutes 28 seconds East 107.10 feet; thence North 14 degrees 46 minutes 54 seconds West 37.24 feet; thence North 31 degrees 01 minutes 34 seconds West 29.94 feet; thence North 48 degrees 56 minutes 44 seconds West 85.89 feet; thence North 32 degrees 48 minutes 53 seconds West 141.46 feet; thence North 12 degrees 48 minutes 32 seconds West 25.44 feet; thence North 19 degrees 56 minutes 00 seconds East 47.83 feet; thence North 39 degrees 24 minutes 48 seconds East 109.52 feet; thence North 48 degrees 31 minutes 50 seconds East 50.00 feet; thence North 58 degrees 08 minutes 53 seconds East 54.16 feet; thence North 61 degrees 03 minutes 32 seconds East 114.83 feet; thence North 44 degrees 46 minutes 09 seconds East 46.86 feet; thence North 06 degrees 14 minutes 08 seconds East 45.11 feet; thence North 18 degrees 45 minutes 51 seconds West 96.05 feet; thence North 05 degrees 25 minutes 00 seconds West 40.02 feet; thence North 30 degrees 30 minutes 39 seconds East 38.19 feet; thence North 59 degrees 29 minutes 44 seconds East 13.67 feet; thence leaving the aforementioned state road with the center of a sixty-foot right of way the following five courses: South 21 degrees 40 minutes 24 seconds East 146.36 feet; thence South 32 degrees 13 minutes 01 seconds East 56.43 feet; thence South 49 degrees 33 minutes 00 seconds East 45.79 feet; thence South 58 degrees 42 minutes 42 seconds East 84.66 feet; thence South 62 degrees 44 minutes 11 seconds

18.77 feet; thence leaving the aforementioned sixty-foot right of way a new line South 10 degrees 40 minutes 11 seconds East 983.16 feet to an iron; thence North 77 degrees 35 minutes 18 seconds West 482.85 feet to the BEGINNING, containing 10.05 acres, more or less. This property is subject to the aforementioned sixty-foot right of way.

ALSO CONVEYED is the following non-exclusive perpetual right of way, which extends thirty feet on either side of the following: BEGINNING on POINT DA in the above-described property, a point in the center of North Carolina State Road 1526; thence leaving the aforementioned state road South 21 degrees 40 minutes 24 seconds East 146.36 feet; thence South 32 degrees 13 minutes 01 seconds East 56.43 feet; thence South 49 degrees 33 minutes 00 seconds East 45.79 feet; thence South 58 degrees 42 minutes 42 seconds East 84.66 feet; thence South 62 degrees 44 minutes 11 seconds East 18.77 feet.

THIS parcel shall not be subdivided into any tract smaller than five acres and is restricted against the placement of mobile homes on said property.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 208, Page 874

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 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:

Easements of 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.

MOUNTAIN RESOURCE COMPANY

(Corporate Name)

By:

President

ATTEST:

Secretary (Corporate Seal)

USE BLACK INK ONLY

(SEAL)

(SEAL)

(SEAL)

(SEAL)

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 , 19.

My commission expires: Notary Public

NORTH CAROLINA, Wilkes County.

I, a Notary Public of the County and State aforesaid, certify that David C. Whitley personally came before me this day and acknowledged that he is Secretary of Mountain Resource Company 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 him as its Secretary. Witness my hand and official stamp or seal, this 12th day of May, 1992.

My commission expires: 3/29/93 Notary Public

NORTH CAROLINA WATAUGA COUNTY

The foregoing Certificate(s) of Vickie Triplett, Notary Public, Wilkes County, N.C.

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.

Phyllis E. Foster REGISTER OF DEEDS FOR Watauga COUNTY

By Deputy/Assistant - Register of Deeds