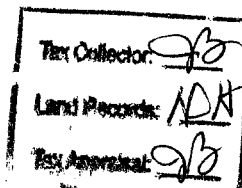


000 P0026

FILED
YADKIN COUNTY, NC
KAREN H. WAGONER
REGISTER OF DEEDS

Yadkin County 05-02-2011
NORTH CAROLINA
Real Estate
Excise Tax \$252.00



FILED May 02, 2011
AT 04:09:31 pm
BOOK 01012
START PAGE 0026
END PAGE 0029
INSTRUMENT # 01711

WARRANTY DEED

Prepared By: J. Gregory Matthews, Attorney at Law

STATE OF NORTH CAROLINA COUNTY OF YADKIN

THIS DEED, made this 2nd day of May, 2011, by and between **RICKY LAWRENCE CAUDLE AND WIFE, CAROL MARIE CAUDLE; AND WILLIAM DAN FRYE AND WIFE, NELDA RENEE CAUDLE FRYE**, of 2917 Larry Road, Boonville, NC 27011, hereinafter called "GRANTOR", and

MARK COETZER AND WIFE, SUZANNE COETZER, of the State of North Carolina hereinafter called "GRANTEE", whose permanent mailing address is: 2229 Nebo Road, Boonville, NC 27011.

WITNESSETH:

That the Grantor for and in consideration of the sum, One Hundred and NO/100 Dollars and other good and valuable considerations to them in hand paid by the Grantee, the receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell, convey and confirm unto the Grantee, their heirs and/or successors and assigns, premises in Yadkin County, North Carolina, described as follows:

PIN # 144587 *part of*
Parcel # 5920 04 51 1334

See Exhibit "A" which includes easement for non-exclusive general access and utilities

Back Reference: book 85, page 609, book 916, page 472 Yadkin County Registry.

SUBJECT TO THE RESTRICTION THAT THERE SHALL BE NO SINGLE WIDE OR DOUBLE WIDE MOBILE HOMES ON SAID PROPERTY.

0000 P0027

TO HAVE AND TO HOLD the above described premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto the Grantee, their heirs and/or successors and assigns forever.

And the Grantor covenants with the Grantee, that Grantor is seized of said premises in fee simple, and has the right to convey the same in fee simple; that said premises are free from all encumbrances (with the exceptions above stated, if any); and that Grantor will warrant and defend the said title to the same against the lawful claims of all persons whomsoever.

When reference is made to the Grantor or Grantee, the singular shall include the plural and the masculine shall include the feminine or the neuter.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, the day and year first above written.

Ricky Lawrence Caudle (SEAL)
RICKY LAWRENCE CAUDLE

Carol Marie Caudle (SEAL)
CAROL MARIE CAUDLE

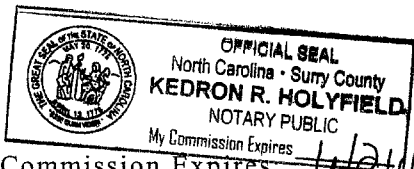
William Dan Frye (SEAL)
WILLIAM DAN FRYE

Nelda Renee Caudle Frye (SEAL)
NELDA RENEE CAUDLE FRYE

0000 P0028

STATE OF NORTH CAROLINA- YADKIN COUNTY

I, Kedron R Holyfield, a Notary Public of Surry County, State of North Carolina, do hereby certify that **RICKY LAWRENCE CAUDLE** personally appeared before me this day and acknowledged the execution of the foregoing deed. Witness my hand and notarial seal, this the 26th day of April, 2011.

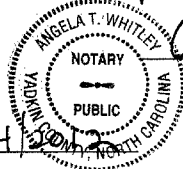


Kedron R Holyfield
Notary Public

My Commission Expires: 6/24/15

STATE OF NORTH CAROLINA- YADKIN COUNTY

I, Angela T. Whitley, a Notary Public of Yadkin County, State of North Carolina, do hereby certify that **CAROL MARIE CAUDLE** personally appeared before me this day and acknowledged the execution of the foregoing deed. Witness my hand and notarial seal, this the 26 day of April, 2011.

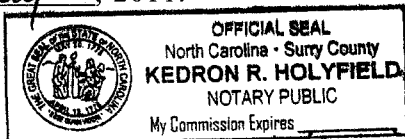


Angela T. Whitley
Notary Public

My Commission Expires: 4/14/2012

STATE OF NORTH CAROLINA - YADKINCOUNTY

I, Kedron R Holyfield, a Notary Public of Surry County, State of North Carolina, do hereby certify that **WILLIAM DAN FRYE AND WIFE, NELDA RENEE CAUDLE FRYE** personally appeared before me this day and acknowledged the execution of the foregoing deed. Witness my hand and notarial seal, this the 2nd day of May, 2011.



Kedron R Holyfield
Notary Public

My Commission Expires: 6/24/15

0000 P0029

Beginning at a new iron pipe, the SE corner of John Hobson (DB 925 PG 102), said new iron pipe being located S 6°49'40" W 372.74' from an existing iron pipe which monuments the NW corner of PB 6 PG 139, running thence with the western line of Guy Smitherman, Jr. (DB 224 PG 14) S 6°49'40" W 432.85' to an iron rod in a stone pile, the SW corner of Smitherman and the NW corner of Michael Sizemore (DB 122 PG 550), running thence with the western line of Michael Sizemore S 9°40'48" W 186.48' to an existing iron in the northern line of Bruce Sizemore (DB 118 PG 909), running thence with the northern lines of Bruce Sizemore the following five calls: S 89°43'35" W 223.08' to a new iron pipe, thence with the center of a small branch S 66°07'01" W 137.84' to a point and S 50°40'33" W 91.38' to the confluence of the small branch and a creek, thence with the center of the creek S 26°09'25" E 39.61' to a point, thence leaving the creek, crossing a new iron pipe set at 10.00', a bearing and total distance of N 82°54'12" W 519.60' to an existing iron pipe, the NE corner of Edna Sizemore (DB 697 PG 197), running thence with the northern line of Sizemore N 82°54'12" W 239.31' to a new iron pipe, running thence on a "new" line to the grantors herein N 27°05'23" E 530.34' to a point in the creek located S 84°37'12" E 32.89' from an existing iron pipe, running thence down the creek as it meanders the following fourteen calls: N 50°14'20" W 29.97', N 04°33'11" W 33.83', N 47°46'27" W 63.87', N 24°18'00" W 78.89', N 08°45'40" W 114.29', N 0°20'36" W 79.58', N 19°16'35" W 79.19', N 13°23'59" E 52.93', N 22°01'17" W 121.81', N 25°38'46" W 84.79', N 50°10'25" E 28.50', N 03°43'06" W 44.29', N 24°41'46" E 119.50', and N 0°35'43" W 84.71', running thence with the afore referenced John Hobson, crossing a new iron pipe set at 8.56' a bearing and total distance of S 80°53'45" E 707.90' to a new iron pipe, S 09°06'15" W 542.64' to a new iron pipe, and S 80°53'45" E 542.00' to the point and place of beginning, containing 27.543 acres, more or less.

Together with a non-exclusive general access and utility easement described as follows:

Beginning at an existing iron which monuments the SE corner of PB 6 PG 139 in the western R/W of Nebo Road, running thence with the southern line of PB 6 PG 139 N 83°28'11" W 212.04' to an existing iron pipe, S 16°48'56" W 39.76' to an existing iron pipe, and N 83°23'10" W 1784.63' to a new iron pipe set in the western line of the afore described parcel of land, running thence with its eastern line S 06°49'40" W 25.00' to a point, running thence S 83°23'09" E 1805.53' to a point, N 61°48'56" E 68.75' to a point, and S 83°28'11" E 136.91' to a point in the eastern R/W of Nebo Road, running thence with the eastern R/W thereof N 17°30'23" E 25.47' to the point and place of beginning.