

3886-65-5018
16-60431 DT

FILED
WILKES COUNTY
RICHARD L. WOODRUFF
REGISTER OF DEEDS

FILED Oct 01, 2008
AT 11:28:04 am
BOOK 01079
PAGE 0381
INSTRUMENT # 08631

Wilkes County 10-01-2008
NORTH CAROLINA
Real Estate
Excise Tax \$120.00

3886-65-5018
10-2-08
CM

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$120.00

Parcel Identifier No.1000431 Verified by _____ County on the _____ day of _____, 2008
By: _____

Mail/Box to: Marlon Helms, 6209 Windy Knoll Lane, Charlotte, NC 28227-9384

This instrument was prepared by: Timothy B. Joines, Joines & Greene, P.L.L.C., Attorneys at Law
115 East Main Street, Wilkesboro, NC

Brief description for the Index: 20.03 Acres, more or less, Lovelace Township, Wilkes County, NC

THIS DEED made this 30th day of September, 2008, by and between

GRANTOR

GRANTEE

138639

153153

ANTHONY LOZANO and wife,
SHAKTI RODRIGUEZ

MARLON HELMS

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 N/A, Lovelace Township, Wilkes County, North Carolina and more particularly described as follows:

FOR A FULL AND COMPLETE DESCRIPTION OF SAID PREMISES, SEE EXHIBIT "A", WHICH IS ATTACHED HERETO AND MADE A PART HEREOF.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 997, Page 271, Wilkes County Registry

A map showing the above described property is recorded in Plat Book , Page , Wilkes County Registry.

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, other than the following exceptions:

Premises are subject to all rights of way and utility easements of record, if any, including but not limited to that Boundary Line Agreement as recorded in Deed Book 997 at Page 269 and that Right of Way Agreement as recorded in Deed Book 997 at Page 270, Wilkes County Registry.

Premises are conveyed with and accepted subject to those Restrictive Covenants as recorded in Deed Book 991 at Page 101, Wilkes County Registry.

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

(Entity Name)

By: _____
Title: _____

By: _____
Title: _____

By: _____
Title: _____

 (SEAL)
Anthony Lozano

 (SEAL)
Shakti Rodriguez

(SEAL)

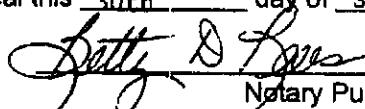
(SEAL)

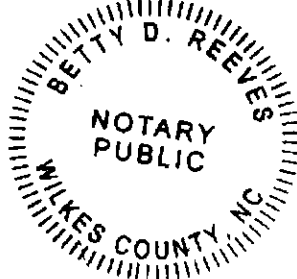
State of NORTH CAROLINA County of WILKES

I, the undersigned Notary Public of the County and State aforesaid, certify that **Anthony Lozano and wife, Shakti Rodriguez**, 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 30th day of September, 2008.

My Commission Expires: 2/10/2012


Notary Public



Betty D. Reeves
Printed Notary Public Name

LOVELACE TOWNSHIP

WILKES COUNTY, NC

EXHIBIT "A"

BEING bounded on the north by NC Highway 115; on the east by the lands of Timothy Bennett, Deed Book 991 at Page 102, and Clarence Fletcher Heirs' property, Deed Book 726 at Page 116; on the south by the lands of James Keith Ball, Deed Book 878 at Page 061 and The Oaks Trust, Deed Book 776 at Page 520 and SR 2474; and on the west by a cemetery and the lands of Brenda Kay Ball, et al.

COMMENCING on a NCGS monument *Pasture*, N=264469.906M, E=422889.105M; NAD 83 Combine Factor = 0.9999864; thence running South 02 degrees 52 minutes 40 seconds West 1,636.46 feet to NCGS monument 3 A/M N=263971.792M; E=422864.065M; NAD 83 Combine Factor = 0.9999852; thence running North 89 degrees 45 minutes 10 seconds East 67.59 feet to an existing 60d nail in the intersection of NC Highway 115 and SR 2435; thence running South 04 degrees 59 minutes 38 seconds West 30.78 feet to an existing one-half inch pipe; thence running North 72 degrees 41 minutes 36 seconds West 155.32 feet to an existing one-half inch rebar on the south right of way of NC Highway 115, the BEGINNING; thence leaving said road right of way and running South 08 degrees 20 minutes 41 seconds West 961.28 feet to an existing one-half inch rebar; thence running South 87 degrees 52 minutes 21 seconds East 541.51 feet to an existing one-half inch rebar, said rebar being located South 09 degrees 54 minutes 10 seconds West 26.27 feet from an existing one-half inch rebar at a hickory (down); thence running South 09 degrees 54 minutes 10 seconds West, passing through a one-half inch rebar set at 108.81 feet, a total distance of 128.81 feet to a 12 inch black gum; thence running South 10 degrees 23 minutes 10 seconds West, passing through a one-half inch rebar set at 20.00 feet, a total distance of 286.67 feet to an existing one-half inch rebar; thence running North 89 degrees 46 minutes 50 seconds West 180.00 feet to a one-half inch rebar set; thence running North 85 degrees 53 minutes 06 seconds West 286.40 feet to a one-half inch rebar set; thence running with an agreed boundary line as described in Deed Book 997 at Page 269, North 79 degrees 07 minutes 27 seconds West 330.18 feet to an existing axle; thence running South 78 degrees 41 minutes 03 seconds West 110.67 feet to an existing one-half inch rebar on the north side of SR 2474; thence running North 62 degrees 42 minutes 56 seconds West 276.20 feet to a one-half inch rebar set on the north side of SR 2474; thence running North 81 degrees 10 minutes 27 seconds West 84.92 feet to a one-half inch rebar set on the north side of SR 2474; thence running South 79 degrees 13 minutes 10 seconds West 171.80 feet to a one-half inch rebar set on the south side of SR 2474; thence crossing said road and running North 15 degrees 51 minutes 10 seconds East 136.60 feet to a one-half inch rebar set; thence running North 71 degrees 56 minutes 50 seconds West 155.50 feet to a one-half inch rebar set; thence running North 79 degrees 46 minutes 50 seconds West 152.70 feet to a one-half inch rebar set, said rebar being located North 46 degrees 20 minutes 50 seconds East 21.18 feet from an existing one-half inch rebar; thence running North 16 degrees 59 minutes 10 seconds East 812.50 feet to a one-half inch rebar set; thence running North 50 degrees 15 minutes 10 seconds East 295.60 feet to a one-half inch rebar set; thence running North 06 degrees 40 minutes 50 seconds West 21.10 feet to a one-half inch rebar set; thence running North 64 degrees 40 minutes 50 seconds West 184.80 feet to a one-half inch rebar set; thence running North 22 degrees 01 minutes 50 seconds West 181.30 feet to a one-half inch rebar set; thence running North

41 degrees 02 minutes 50 seconds West 170.10 feet to a one-half inch rebar set on the south right of way of NC Highway 115; thence running South 75 degrees 18 minutes 03 seconds East 279.80 feet to a one-half inch rebar set; thence running South 73 degrees 11 minutes 50 seconds East 207.60 feet to a one-half inch rebar set; thence running South 73 degrees 11 minutes 50 seconds West 70.00 feet to a one-half inch rebar set; thence running South 73 degrees 25 minutes 12 seconds East 68.22 feet to a one-half inch rebar set; thence running South 72 degrees 57 minutes 35 seconds East 550.86 feet to the BEGINNING, containing 39.52 acres by coordinate computation.

This property is subject to the right of way of SR 2474, NC Highway 115 and all other easements of record, including but not limited to that right of way as recorded in Book 997 at Page 270, and that Boundary Line Agreement as recorded in Book 997 at Page 269, Wilkes County Registry. Premises are conveyed with and subject to those Restrictive Covenants as recorded in Book 991 at Page 101, Wilkes County Registry.

This description was prepared from a survey performed by John S. Steele, PLS, L-1474 NC dated November 10, 2005 and being Project No. 25605.

EXCEPTED from the above described premises is all that property conveyed to Dwight Curtis Johnson and wife, Loretta K. Johnson by deed recorded in Book 1057 at Page 66, Wilkes County Registry. Said remaining property contains 20.3 acres, more or less, as determined by the Wilkes County Tax Mapping Department and is identified as Parcel #1000431.