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REGISTER OF DEEDS
CATAWBA CO., N.C.

NORTH CAROLINA

021033

CATAWBA COUNTY

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)
GENERAL WARRANTY DEED
OF GIFT

THIS DEED made this 17 day of April, 1998, by and between **LOYD G. HAGER and wife, SIBYLE A. HAGER**, hereinafter referred to as "Grantor", and **LOYD G. HAGER and SIBYLE A. HAGER**, as tenants-in-common, of 1124 Hwy. 16 N, Conover, North Carolina 28613, hereinafter referred to as "Grantee". 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.

NO REVENUE

WITNESSETH:

That the Grantor, as a gift unto 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 Newton Township, Catawba County, North Carolina, and more particularly described as follows:

FIRST TRACT:

BEGINNING at an iron pin on the southern right-of-way line of Conover-Taylorsville Highway, the northwest corner of Jalean Rader, a corner of lands described in Deed recorded in Book 638, Page 490, Catawba County Registry, and runs thence along her line, South 24° East 220.64 feet to a new corner; thence a new line South 66° West 128.20 feet to an iron pin, a new corner; thence North 24° West 200.30 feet to an iron pin on the southern right-of-way line of Taylorsville Highway; thence continuing North 24° West 30 feet to corner in center of said highway; thence with center of said highway, North 57° East 130 feet to corner in center of said highway; thence South 24° East 30 feet to point of BEGINNING, containing 0.59 acres, more or less.

The above-described property being portion of that tract as recorded in Book 854, Page 472, Catawba County Registry.

Embraced within the above-described property is a 30 foot right-of-way along the northeastern side of said tract beginning at the southern right-of-way line of the Conover-Taylorsville Highway back to the backline of said tract.

This conveyance is made subject to that certain deed of trust from Grantors and Grantee to The First National Bank of Catawba County, North Carolina, recorded in Deed Book 1188, Page 686, Catawba County Registry.

SECOND TRACT:

BEGINNING at an iron pin on the southern right-of-way line of the Conover-Taylorsville Highway, the northwest corner of Jalean Rader, a corner of the lands described in Deed recorded in Book 638, Page 490, Catawba County Registry, and runs thence along her line, South 24° East 165 feet to an iron pin; thence continuing South 24° East 510 feet crossing a branch to an iron pin on the northern right-of-way line of Interstate 40; thence with the right-of-way line of said highway, South 67° 10' West 128.2 feet to an iron pin on the said right-of-way line, corner of Adrian Shuford; thence a new line, North 24° West crossing said branch 651.5 feet to an iron pin on the southern right-of-way line of Taylorsville Highway; thence continuing North 24° West 30 feet to a corner in the center of said highway, a new corner; thence with the center of the highway, North 57° East 130 feet to a corner in the center of the highway; thence South 24° East 30 feet to the point of beginning, containing 2.36 acres, more or less, according to a survey and plat made by Joe F. Robinson dated 17 March, 1966, entitled "Stella Hunsucker Property", and being a portion of the lands described in Deed recorded in Book 305, Page 405, Catawba County Registry.

Excepted from the above conveyance is that portion of the second tract (same being 0.59 acres) heretofore conveyed by deed recorded in Deed Book 1127, Page 24, Catawba County Registry.

THIRD TRACT:

BEGINNING at an iron pin located South 24° East 165 feet from Jalean H. Rader's (formerly or present) Northwest corner on the South margin of the Conover-Taylorsville Highway, said beginning point being in the line of the lands heretofore conveyed by Stella Hunsucker to the Grantors herein and runs thence a new line, North 57° East 98.5 feet to an iron pin, a new corner in Clyde Hunsucker property line, thence with Hunsucker, South 23° 30' East 523.2 feet crossing a branch to an iron pin, Hunsucker's corner on the North margin of the right-of-way of Interstate 40; thence with the north margin of the right-of-way, South 67° 10' West 94 feet to an iron pin, corner of the 2.36 acre tract heretofore purchased by the Grantors from Stella Hunsucker; thence with said line crossing the branch, North 24° West 510 feet to the point of **BEGINNING**, containing 1.13 acres, more or less, according to a survey and plat of Joe F. Robinson, dated 17 March, 1966, entitled "Stella Hunsucker Property" and being a portion of the lands described in Deed recorded in Book 638, Page 490, Catawba County Registry.

Excepted from the above conveyance is that portion of the third tract (same being 0.55 acres) heretofore conveyed by Deed recorded in Deed Book 953, Page 88, Catawba County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 1245, at Page 596, Catawba County Registry

FOURTH TRACT:

BEGINNING at a corner in the center of N.C. Highway No 16, the Northwest corner of Loyd G. Hager (Book 1245 at Page 596) and running thence along Hager, South 23°55' East 30 feet to an iron on the edge of the right of way thence continuing with Hager, South 23°55' East 652.09 feet crossing a branch to an iron, corner of Hager in the North margin of the right of way of Interstate 40, thence with the right of way, South 63°39'42" West 100 feet to an iron, a new corner on the edge of the right of way, thence a new line crossing the branch, North 23°51' West 673.51 feet to a new corner in the center of N.C. 16 after passing an iron 30.11 feet back, thence with the center of N.C. Highway 16, North 58°43'42" East 100 feet to the point of BEGINNING, containing 1.548 acres, more or less, according to a survey and plat thereof made by Sam Rowe, Jr., Surveyor dated January 15, 1984, revised January 24, 1984, entitled "Plat of Loyd G. Hager Property", and being a portion of the lands described in deed recorded in Book 305 at Page 405, Catawba County Registry.

This conveyance is made subject to the right of way for an outfall sewer line in favor of the City of Conover running across the Southern portion of the above lands.

This conveyance is also made subject to, and Stella Hunsucker reserved, a right to tap onto and use water from a well located on the above lands, said well and water right to remain in existence so long as Stella Hunsucker and /or Q. J. Bowman reside in the house located on the lands adjoining the Grantee on the East, if being agreed that Stella Hunsucker and Q. J. Bowman shall be responsible for the costs of upkeep, repair and maintenance of said well during their use thereof.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 1346, page 616, Catawba County Registry.

The purpose of this deed is to expand and correct the description in the deed recorded in Deed Book 2049, page 43, Catawba County registry, and to sever a tenancy by the entireties.

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.

