

MAP	S/M	PAR	S/P	U/M	L/M	C/C	PART	INT
048		006						6D

Rowan County Assessor's Office

This certifies that there are no delinquent ad valorem real estate taxes, which the Rowan County Tax Collector is charged with collecting, that are a lien on:

Property Identification Number 048 006

This is not a certification that the Rowan County Property Identification Number matches this Deed description.

Tonya Parnell
Rowan Co. Tax Collections Manager

Clerk

Date/Time

RR 12/29/10 4:40pm



Doc ID: 011355870004 Type: CRP
Kind: DEED
Recorded: 12/29/2010 at 04:51:28 PM
Fee Amt: \$79.00 Page 1 of 4
Revenue Tax: \$51.00
Rowan, NC
Harry L. Welch Jr. Register of Deeds

BK **1173** PG **211**

Drafted by: John W. Dees, II Attorney for
Rowan County, 121 E. Kerr Street, Salisbury, NC 28144.

048-006 PIN 048006

STATE OF NORTH CAROLINA
COUNTY OF ROWAN

SHERIFF'S DEED

stamps \$51.00

This deed, made this 15th day of September, 2010 by and between Sheriff Kevin L. Auten, ROWAN County, North Carolina, party of the first part, and Fennegan and Murphy, LLC party of the second part,

RR 12/29/10 4:40pm
WITNESSETH

That whereas the party of the first part, being duly authorized by an execution issued upon a certain judgment docketed in the office of the Clerk of the Superior Court for ROWAN County in a proceeding entitled Anthony M Flores vs., (File No.09cvs2523 High Rock Properties, LLC), and after due advertisement in accordance with law, did offer for sale and did sell, at public auction for cash to the highest bidder, at the courthouse door in ROWAN County, on the 4th day of June, 2010, real property herein described, when and where Fennegan and Murphy, LLC became the last and highest bidder for the same at the price of \$25,525.64; and

Now, therefore, in consideration of the premises and in further consideration of the sum of \$25,525.64 in hand paid to the party of the first part by the party of the second part, receipt of which is hereby fully acknowledged, the party of the first part does hereby give, grant, bargain, sell, and convey unto the party of the second part, his or her heirs and assigns, all of the lot, tract, or parcel of real estate in Salisbury Township, Salisbury, ROWAN County, North Carolina, and being more particularly bounded and described as follows:

All that tract or parcel of land, lying and being in the Salisbury Township, Rowan County, North Carolina containing 201 acres, more or less, and being more particularly described as follows:

BEGINNING at the N.C.G.S. Monument "Sign" having NAD 83 coordinates N: 718,945.20 and E: 1,586,373.38, said point being the POINT OF COMMENCEMENT; thence North 58 degrees 37 minutes 19 seconds West a distance of 1638.84 feet to a point marked by a ½ inch rebar on the northwest right of way line of U.S. Hwy. 29 which is the POINT OF BEGINNING; thence North 47 degrees 15 minutes 25 seconds West a distance of 261.27 feet to a point marked by a ½ inch rebar; thence South 36 degrees 28 minutes 07 seconds West a distance of 107.37 feet to a point marked by a ½ inch rebar; thence North 43 degrees 57 minutes 46 seconds West a distance of 45.28 feet to a point marked by a ½ inch rebar; thence South 46 degrees 54 minutes 30 seconds West a distance of 243.39 feet to a point marked by a 2-1/2 inch galvanized iron pipe (g.i.p.) on the east right of way line of Peace Street; thence along the east right of way line of Peace Street North 34 degrees 46 minutes 35 seconds West a distance of 171.48 feet to a point marked by a ½ inch rebar which is the intersection of the east right of way line of Peace Street and the north right of way line of Zeb Street; thence along the north right of way line of Zeb Street South 76 degrees 35 minutes 48 seconds West a distance of 150.30 feet to a point; thence North 11 degrees 44 minutes 20 seconds West a distance of 155.16 feet to a point marked by a 2-1/2 inch g.i.p.; thence North 76 degrees 40 minutes 45 seconds West a distance of 949.43 feet to a point marked by a 1/2" rebar; thence North 36 degrees 57 minutes 14 seconds East a distance of 799.67 feet to a point marked by a 2-1/2" g.i.p.; thence North 47 degrees 15 minutes 40 seconds East a distance of 712.77 feet to a point marked by a 2-1/2" g.i.p.; thence North 30 degrees 44 minutes 12 seconds East a distance of 246.07 feet to a point marked by a ½ inch rod; thence North 60 degrees 48 minutes 30 seconds East a distance of 353.02 feet to a point marked by a 2-1/2 inch g.i.p.; thence North 77 degrees 37 minutes 07 seconds East a distance of 242.82 feet to a point marked by a railroad iron; thence North 01 degrees 20 minutes 39 seconds East a distance of 105.47 feet to a point marked by a ½ inch rebar set; thence North 86 degrees 12 minutes 15 seconds East a distance of 245.67 feet to a point marked by a ½ inch rebar; thence North 81 degrees 50 minutes 38 seconds East a distance of 97.98 feet to a point marked by a 2-1/2 inch g.i.p.; thence South 74 degrees 54 minutes 29 seconds East a distance of 198.88 feet to a point marked by a ½ inch rebar; thence South 54 degrees 47 minutes 33 seconds East a distance of 495.59 feet to a point marked by a 1-1/2 inch pipe; thence South 14 degrees 23 minutes 18 seconds East a distance of 326.22 feet to a point marked by a 2-1/2 inch g.i.p.; thence South 06 degrees 01 minutes 09 seconds East a distance of 337.21 feet to a point marked by a PK nail in the north bound lane of U.S. Hwy. 29; thence South 16 degrees 04 minutes 51 seconds West a distance of 262.71 feet to a point marked by a ½ inch rebar set; thence South 50 degrees 19 minutes 37 seconds West a distance of 115.31 feet to a point and marked by 4 ½ rebar; thence South 44 degrees 54 minutes 09 seconds East a distance of 278.28 feet to a point marked by a ½ inch rebar set; thence South 13 degrees 36 minutes 09 seconds East a distance of 247.00 feet to a point marked by a ½ inch rebar set; thence South 00 degrees 16 minutes 54 seconds West a distance of 443.00 feet to a point marked by a ½ inch rebar set; thence along the meandering contour line elevation 655 a distance of 2000 feet, more or less, to a point on the west right of way line of Interstate 85, said point being South 44 degrees 08 minutes 56 seconds East a distance of 314.30 feet from the previously described point; thence along a curve to the left in the west right of way line of Interstate 85, a chord bearing of South 25 degrees 24 minutes 09 seconds West a chord distance of 162.40 feet, an arc distance of 162.42 feet, and a radius of

3167.5 feet to a point; thence along a curve to the left in the west right of way line of Interstate 85 a chord bearing of South 20 degrees 31 minutes 09 seconds West, a chord distance of 377.30 feet, an arc distance of 377.52 feet and a radius of 3167.5 to a point; thence along the west right of way line of Interstate 85 South 16 degrees 43 minutes 27 seconds West, through a 2-1/2 inch g.i.p at a distance of 1186.71 feet, a total distance of 2617.86 to a point marked by a 1/2 inch rebar set on the west right of way line of Interstate 85 said point also being North 29 degrees 14 minutes 17 seconds West a distance of 54.30 feet from a 2 inch pipe within the right of way of Interstate 85; thence North 29 degrees 14 minutes 17 seconds West a distance of 526.83 feet to a point marked by a 2-1/2 inch g.i.p; thence North 59 degrees 12 minutes 52 seconds West thorough a point marked by a 1/2 inch rebar set on the east right of way line of the Southern Railroad right of way at a distance of 1936.26 feet, a total distance of 1993.13 feet to a point marked by a stone; thence North 32 degrees 09 minutes 28 seconds East a distance of 2182.57 feet to a point; thence North 45 degrees 10 minutes 35 seconds East a distance of 463.00 feet to a point; thence North 52 degrees 10 minutes 25 seconds West a distance of 15.50 feet to a point; thence North 42 degrees 42 minutes 35 seconds East a distance of 100.36 feet to a point marked by a 1/2 inch rebar found which is the POINT OF BEGINNING.

Less and except the parcel of land containing 0.29 acre, more or less, belonging to Yadkin United Methodist Church which is more particularly described as follows:

Beginning at the N.C.G.S. Monument "Sign" having NAD 83 coordinates N: 718,945.20 and E: 1,586,373.38, said point being the POINT OF COMMENCEMENT; thence North 58 degrees 37 minutes 19 seconds West a distance of 1638.84 feet to a point marked by a 1/2 inch rebar on the northwest right of way line of U.S. Hwy. 29; thence North 18 degrees 25 minutes 02 seconds East a distance of 534.79 feet to a point marked by a 2-1/2 inch g.i.p said point being the POINT OF BEGINNING for this parcel; thence North 79 degrees 00 minutes 52 seconds West a distance of 170.01 feet to a point marked by a 2-1/2 inch g.i.p; thence North 10 degrees 39 minutes 51 seconds East a distance of 75.00 feet to a point; thence South 79 degrees 00 minutes 52 seconds East a distance of 170.01 feet to a point; thence South 10 degrees 39 minutes 51 seconds West a distance of 75.00 feet to a point, said point being the POINT OF BEGINNING.

Also, less and except the parcel of land containing 1.79 acres, more or less, belonging to Southern Railroad which is more particularly described as follows:

Beginning at the N.C.G.S. Monument "Sign" having NAD 83 coordinates N: 718,945.20 and E: 1,586,373.38, said point being the POINT OF COMMENCEMENT; thence North 58 degrees 37 minutes 19 seconds West a distance of 1638.84 feet to a point marked by a 1/2 inch rebar on the northwest right of way line of U.S. Hwy 29; thence North 65 degrees 43 minutes 43 seconds East a distance of 1093.03 feet to a point marked by a 1/2 inch rebar set on the southeast right of way line of Southern Railroad, said point being the POINT OF BEGINNING; thence along the chord of a curve in the southeast right of way of Southern Railroad South 50 degrees 19 minutes 37 seconds West, passing through a 1/2 inch rebar set at 115.31 feet, a total distance of 1433.61 feet to a point on the southeast right of way line of Southern Railroad; thence along a curve to the right in the southeast right of way line of Southern Railroad an arc distance of 1445.91 feet to a point marked by a 1/2 inch rebar set, said curve having a chord bearing of North 50 degrees 19 minutes 37 seconds East, a chord distance of 1433.61 feet, and a radius of 3194.98 feet, said point being the POINT OF BEGINNING.

Less and except the parcel of land containing 2.807 acres, more or less, belonging to Aurora Motorsports and being more particularly described as follows:

Beginning at a 1/2 inch rebar found on the northwest side of U.S. Highway 29, said point being North 58 degrees 37 minutes 20 seconds West a distance of 1638.95 feet from NC Grid Monument "Sign"; thence North 47 degrees 15 minutes 25 seconds West a distance of 261.27

feet to a point marked by a ½ inch rebar on the east right of way line of Hunter Street; thence along a curve to the left in the east right of way line of Hunter Street, an arc length of 54.25 feet to a point, said curve having a radius of 242.10 feet, a chord bearing of North 16 degrees 37 minutes 59 seconds East and a chord distance of 54.14 feet; thence continuing along the east right of way line of Hunter Street North 10 degrees 12 minutes 49 seconds East a distance of 131.70 feet to a point; thence continuing along a curve to the left in the east right of way line of Hunter Street an arc distance of 135.94 feet, said curve having a radius of 305.52 feet, a chord bearing of North 02 degrees 34 minutes 31 seconds West and a chord distance of 134.82 feet; thence continuing along the east right of way line of Hunter Street North 15 degrees 21 minutes 51 seconds West a distance of 29.49 feet to a point which marks the intersection of the east right of way line of Hunter Street and the south right of way line of Piedmont Avenue; thence along the south right of way line of Piedmont Avenue South 79 degrees 01 minutes 08 seconds East a distance of 332.74 feet to a point marked by a 2 inch pipe which is also the intersection of the south right of way line of Piedmont Avenue and the west right of way line of NC Finishing Lane; thence along the west right of way line of NC Finishing Lane; thence along the west right of way line of NC Finishing Lane South 10 degrees 41 minutes 24 seconds West a distance of 363.34 feet to a point on the north side of US Hwy. 29; thence along the north side of US Hwy. 29 South 42 degrees 18 minutes 40 seconds West a distance of 137.21 feet to a point marked by a ½ inch rebar, said point being the Point of Beginning.

For more particular description, see deed from _____, recorded in Deed Book 1103, Page 476, in the Office of the Register of Deeds of **ROWAN** County.

This conveyance is subject to city and county property taxes for, the payment of which shall be assumed by the party of the second part. To have and to hold the above-described premises and all privileges and appurtenances thereunto appertaining, to the party of the second part, his or her heirs and assigns, to their only use and be hoof forever free and clear of all encumbrances except all outstanding city and county taxes and all local improvement assessments against the above-described property not included in the judgment in the above-entitled cause in as full and ample manner as the party of the first part is authorized and empowered to convey the same;

In witness whereof, the party of the first part has hereunto set his hand and seal, the day and year first above written.

By Kevin L. Auten (Seal)
Rowan County Sheriff Kevin L. Auten

Rowan County

North Carolina, Bradley Beber, notary public in and for the
aforementioned county,

do hereby certify that Kevin L. Auten Sheriff of Rowan County, Kevin L. Auten personally appeared before me this day and acknowledged the due execution of the foregoing deed as his own act.

Witness my hand and official seal, this 29th day of September, 2010.

Bradley Beber
Notary Public

My commission expires 4-26, 2014.

