

TD 1686 Issued Jan 07 2002 \$448.00 State of North Carolina CASHELL County Real Estate Excise Tax

FILED in CASHELL County, NC on Jan 07 2002 at 10:47:41 AM by DELORES S. DAMERON REGISTER OF DEEDS BOOK 399 PAGE 223

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WARRANTY DEED

Caswell County, North Carolina

THIS DEED, made this 2nd day of January, 2002, by and between John H. Schmucker and wife Minnie W. Schmucker, party of the first part, to Barry D. Hamlett and wife Wanna R. Hamlett, Post Office Box 432; Yanceyville, North Carolina 27379, party of the second part;

WITNESSETH

THAT WHEREAS, said party of the first part, in consideration of ten dollars and other valuable considerations (\$10.00) to them paid by the said parties of the second part, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain, sell and convey to said party of the second part and their heirs and assigns that tract or parcel of land in Caswell County, and the State of North Carolina; in the Township of Yanceyville, and bounded as follows, viz:

See attached "Schedule A"

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, and all privileges and appurtenances thereto belonging to the said party of the second part and their heirs and assigns, to their only use and behoof forever.

AND the said party of the first part for them and their heirs, executors and administrators, covenants with said party of the second part and their assigns, that they are seized of said premises in fee and have right to convey in fee simple; that the same are free and clear from all encumbrances and that they do hereby forever warrant and will forever defend the said title to the same against the claims of all persons whomsoever.

When reference is made herein to party of first or second part the singular shall include the plural, and masculine, the feminine or neuter.

IN TESTIMONY WHEREOF, the said party of the first part has hereunto set their hand and seal, the day and year first above written.

This the 2nd day of January, 2002

John H. Schmucker (SEAL)
John H. Schmucker

Minnie W. Schmucker (SEAL)
Minnie W. Schmucker

Prepared and Drafted by:
W. Richard Anderson
Attorney at Law

STATE OF NORTH CAROLINA
CASWELL COUNTY

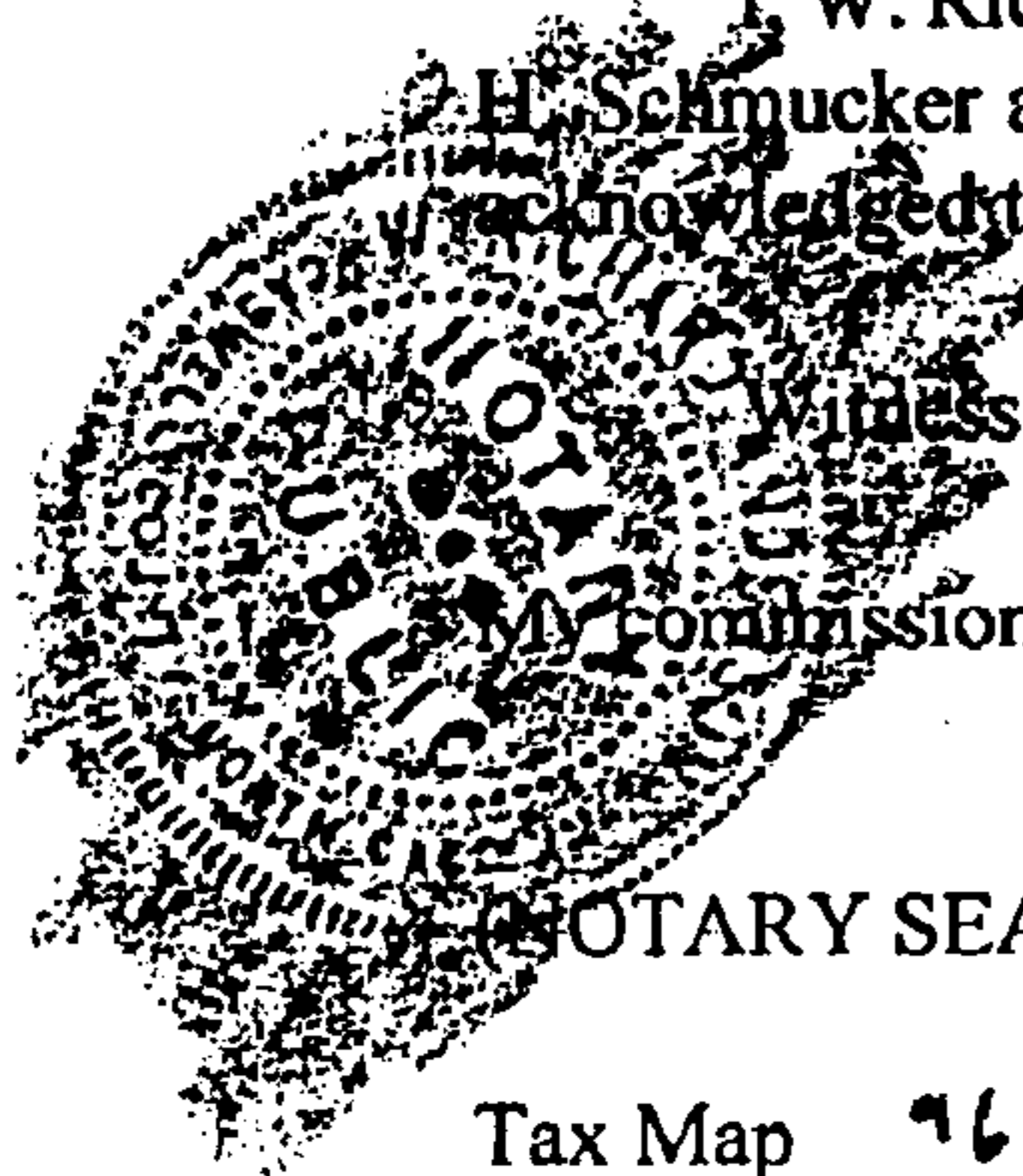
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I, W. Richard Anderson, a Notary Public for said county and state, do hereby certify that John H. Schmucker and wife Minnie W. Schmucker, grantor, personally appeared before me this day, and acknowledged the execution of the foregoing instrument

Witness my hand and official seal, this the 2nd day of January, 2002.

My Commission expires: 1/11/2004

W. R. Anderson
Notary Public



(NOTARY SEAL)

Tax Map 96 parcel 16, 40, 42

Excise Tax \$448.00

STATE OF NORTH CAROLINA
CASWELL COUNTY

The foregoing certificate(s) of W. Richard Anderson, A Notary Public of the designated governmental unit is certified to be correct. Filed for registration this the 7th day of January 2002, in Book 399 at Page 223 at 10:47:41 o'clock A.M.

Delores S. Dameron
Register of Deeds

By: Gammy W. Riggs
Assistant, ~~Deputy~~ Register of Deeds

Prepared and Drafted by:
W. Richard Anderson
Attorney at Law

NORTH CAROLINA, CASWELL COUNTY
Pursuant to Chapter 391 of the 1977 Session Laws of the State of North Carolina, that the foregoing described realty is not subject to and that all delinquent taxes upon said realty have been paid this the 7th day of Jan 2002
By: Virginia E. McCarty
Caswell County Tax Department

TRACT NO. 1: All that certain tract or parcel of real property lying and being in Yanceyville Township, Caswell County, North Carolina, being Tract No. 2, containing 2.18 acres, as depicted and more particularly described upon that plat of survey entitled "PLAT OF SURVEY FOR WILLIAM, BONNIE & EDWIN THOMPSON" dated July 21, 1997, as compiled from an actual survey by W. C. Moorefield, R.L.S., L-1215, the aforesaid plat being of record in the Caswell County Registry in Plat Book 12 Page 878 is hereby incorporated herein and made an integral part of this description by express reference thereto.

In addition to the abovedescribed TRACT NO. 1, the Grantor does hereby convey unto the Grantee, his heirs, successors, and assigns, and does expressly reserve for himself, a permanent and perpetual easement of right-of-way, running with the land, said easement of right-of-way being sixty (60) feet in width and for the purposes of ingress, egress and regress, and for the installation, maintenance, and/or repair of electrical, utility, etc., services. The centerline of the aforesaid easement of right-of-way, conveyed and reserved, is depicted and particularly described upon the abovereferenced plat of survey; and said plat of survey of record in the Caswell County Registry in Book 12 Page 878 is hereby incorporated herein by express reference thereto and made an integral part of this description.

This is the identical property as acquired by Leroy M. Kauffman and wife, Sheryl F. Kauffman via that deed of record in the Caswell County Registry in Book 328 Page 720.

TRACT NO. 2: All that certain tract or parcel of land lying and being in Yanceyville Township, Caswell County, North Carolina, containing 3.54 acres, as depicted and more particularly described on as **TRACT NO. 2** on that plat entitled "PLAT OF SURVEY FOR TRACT #[1] HILDA BRODY TRACT # [2] WILLIAM THOMPSON ET AL," dated March 15, 1995 as compiled from an actual survey by William Conway Moorefield R.L.S. L-1215; the aforesaid plat being of record in the Caswell County Registry in Plat Book 12 Page 272 is hereby incorporated herein and made an integral part of this description by express reference thereto.

For further reference in chain of title see Book 274 Page 185.

TRACT NO. 3: All that certain tract of land lying and being in Yanceyville Township, Caswell County, North Carolina and more particularly described as follows: BEGINNING at a rock 70 feet Northerly from corner of J.Y. Gatewood and Marian N. Williams on the F.A. Pierson line; thence South 34° East 313 feet to the middle of the Yanceyville-Milton Road; thence along said road South 51° West 500 feet, South 29° West 317 feet; thence North 22° East 950 feet to the Beginning, containing two (2) acres, more or less. This being the same land conveyed by deed dated March 4, 1936 by Mrs. Lillie W. Pierson to J.Y. Gatewood duly recorded in the Caswell County, N.C. Registry in Book 88, on page 366.

For further reference in chain of title see Book 274 Page 185.

TRACT NO. 4: All that certain lot or parcel of land lying and being in Yanceyville Township, Caswell County, North Carolina adjoining N.C. Highway 62, lying to the Northwest thereof, containing 1.30 acres, depicted and more particularly described as Lot No. 20 on that plat entitled "Plat of Survey for Laura Smith," dated August, 1978 as compiled from an actual survey by William Conway Moorefield, R.L.S. L-1215; the aforesaid plat being of record in the Caswell County Registry in Plat Book 6 page 180 is hereby incorporated herein and made an integral part of this description by express reference thereto.

The abovedescribed Tract No. 3 and Tract No. 4 are depicted upon that plat of survey of record in the Caswell County Registry in Plat Book 12 Page 271 and said plat of survey is hereby incorporated herein by express reference thereto.

SCHEDULE A
PAGE TWO

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This is the identical property as acquired by Leroy M. Kauffman and wife, Sheryl Fern Kauffman via that deed of record in the Caswell County Registry in Book 304 Page 142.

TRACT NO. 5: All that certain tract or parcel of land lying and being in Yanceyville Township, Caswell County, North Carolina, containing 3.55 acres, as depicted and more particularly described on as TRACT NO. 1 on that plat entitled "PLAT OF SURVEY FOR TRACT #[1] HILDA BRODY TRACT # [2] WILLIAM THOMPSON ET AL," dated March 15, 1995 as compiled from an actual survey by William Conway Moorefield R.L.S. L-1215; the aforesaid plat being of record in the Caswell County Registry in Plat Book 12 Page 272 is hereby incorporated herein and made an integral part of this description by express reference thereto.

For further reference in chain of title see Book 274 Page 185.

In addition to the abovedescribed there is also conveyed hereby non-exclusive permanent and perpetual easement of right-of-way, running with the land, said easement of right-of-way being for the purpose of providing access, egress, and regress from the abovedescribed real property to, and from, N.C. Highway 62 and such easement is along and with an existing private roadway which extends from N.C. Highway 62 over and across that 1.30 acre tract or parcel of real property of the Grantor particularly described and depicted as Tract or Lot No. 20 upon that plat of survey of record in the Caswell County Registry in Plat Book 6 Page 180, said plat of survey being incorporated herein by express reference thereto. The aforesaid private roadway is depicted upon the aforesaid plat of survey and such plat of survey is also incorporated herein by express reference thereto for the purpose of identifying the approximate location of said private roadway.

This is the identical property as acquired by Leroy M. Kauffman and wife, Cheryl Fern Kauffman via that deed of record in the Caswell County Registry in Book 304 page 661.

The real property hereby conveyed is subject to the following:

- a. Easements of right-of-way in favor of highways, roads, and utilities, both recorded and unrecorded.
- b. Caswell County ad valorem taxes for the tax year 1999 and subsequent years.
- c. Any environmental defects that might be revealed by an on site inspection of the property.
- d. Any and all out-conveyances heretofore made by the Grantor.