

Book Page
0938 0470

WILKES COUNTY NC 02/24/2004
\$160.00



Real Estate
Excise Tax

FILED
WILKES COUNTY NC
02/24/2004 2:34 PM
RICHARD L. WOODRUFF
Register Of Deeds
By: DM Deputy/Asst

Excise Tax Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by County on the day of, 20.....

Mail after recording to 234 Traphill Union Rd. Traphill, NC 28685

This instrument was prepared by Willardson, Lipscomb & Miller, LLP, Attorneys at Law, 206 East Main St. Wilkesboro, NC 28697
If Indicated, this Deed was prepared without a title search and no opinion as to title or ownership is expressed or implied by the preparation of this instrument. [] No Title Search [] No Closing
Brief description for the index

Traphill Township

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 24th day of February , 2004, by and between

117123 GRANTOR 1902648
Jerry Dean Winebarger and wife Carol C. Winebarger

GRANTEE
Eddie McGrady and wife, Rebecca McGrady

4914-82-3211 D.T.

129033

Comp 2-25-04 CM

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, Traphill Township, Wilkes County, North Carolina and more particularly described as follows:

FIRST TRACT:
BEGINNING on a stake in the T. H. McCann old line, Lonnie Colberts southeast corner, runs with his line South 28° West 24 poles to an iron stake at the Traphill-Elkin Road; thence with said road South 61° East 12 poles to a iron stake; thence North 28° East 31 poles to a stake in the T. H. McCann old line; thence west with said old line 12 poles to the beginning, containing two acres, more or less.

SECOND TRACT:
BEGINNING on an iron stake in the margin of highway (Elkin-Traphill), Fred Colbert's southwest corner, runs with his line North 28° East 161-1/2 feet to an iron stake, Fred Colbert's and Junior Gambill's corner; thence North 61° West 66 feet to an iron stake; thence South 36° west 163 feet to an iron stake in the margin of Elkin-Traphill Highway; thence with said highway, South 59° East 78 feet to the Beginning, containing 28/100 acre, more or less.

THIRD TRACT:

BEGINNING on an iron stake in the north margin of the Elkin-Traphill hard surface road, Manlith Colbert southeast corner, runs down and with the road South 59-1/2° East 152 feet to a stake; thence North 20-1/2° East 60 feet to an iron stake; thence North 40-1/2° East 121 feet to an iron stake; thence North 61° West 121 feet to an iron stake in Manlith Colbert's line; thence with his line South 28° West 161-1/2 feet to the Beginning, containing ¼ acre, more or less.

Pursuant to the Quitclaim Deed to Charlie F. Vanhoy and wife, Anne L. Vanhoy and Jerry D. Winebarger and wife, Carol C. Winebarger, Grantees from Rex A. Triplett, Ransom V. Wood and Kenneth W. Hayes, Austin Community Building Trustees, Grantors.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 868, Page 573.

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

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

This conveyance is made subject to the express condition that the Grantee, during Grantor's ownership of the contiguous parcel of land, shall not use the space between the northeast exterior wall and the northern boundary line of the property as an animal enclosure.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

USE BLACK INK ONLY

.....
(Corporate Name)

by.....

.....President

Jerry Dean Winebarger.....(SEAL)
Jerry Dean Winebarger

Carol C. Winebarger.....(SEAL)
Carol C. Winebarger

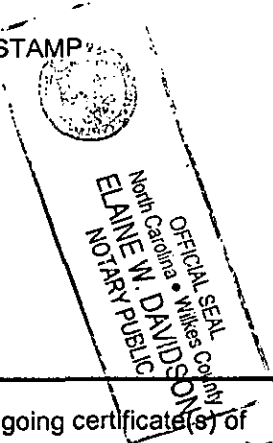
.....(SEAL)

ATTEST:

.....(SEAL)

.....Secretary (Corporate Seal)

SEAL – STAMP



NORTH CAROLINA, WILKES COUNTY.

I, a Notary Public of the County and State aforesaid, certify that Jerry Dean Winebarger and Carol C. Winebarger Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 24 day of February, 2004.

My Commission expires: 7/18/04 *Elaine W. Davidson* Notary Public

The foregoing certificate(s) of

Elaine W. Davidson

Is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Richard L. Woodruff.....REGISTER OF DEEDS FOR WILKES COUNTY

By: *Jessica Z. Miller*.....Deputy/Assistant – Register of Deeds