

**SEE ADDENDUM**

**FILED in ROWAN County, NC  
on Oct 20 2003 at 04:12:36 PM  
by: Bobbie M. Earnhardt  
Register of Deeds  
BOOK 990 PAGE 763**

**Issued Oct 20 2003  
\$385.00  
State of ROWAN  
North Carolina County  
Real Estate Excise Tax**

*2  
17.00*

*385* No opinion on title is expressed or implied by the preparer of this document

*P/O*

Tax Map 324B Parcels 238, 262.

Mail after recording to:

Brief Description for index: Lot 16A Woodfield Phase I

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 20 day of October, 2003, by and between

<p><b>GRANTOR</b></p> <p>Rodney Queen Construction, LLC</p>	<p><b>GRANTEE</b></p> <p>KAREN L. CRANFORD</p> <p>106 Overhill Drive Salisbury, NC 28144</p>
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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**

**T**hat 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 Franklin Township, Rowan County, North Carolina and more particularly described as follows:

BEGINNING at an existing iron in the Eastern margin of the right-of-way of Overhill Drive, the Southwestern corner of Lot 17 of Woodfield, Phase I, Book of Maps, Page 2065; thence with the Eastern margin of the right-of-way of Overhill Drive, as it curves to the left with a chord of South 13 deg. 45 min. 10 sec. East 91.61 feet to a new iron in the Eastern margin of the right-of-way; thence a new line (through old Lot 16) North 80 deg. 29 min. 21 sec. East 153.29 feet to a new iron in the line of Lot 19; thence with the line of Lot 19 North 16 deg. 19 min. 32 sec. West 74.32 feet to an existing

THIS INSTRUMENT PREPARED BY HANCOCK & HUNDLEY, ATTORNEYS AT LAW, SALISBURY, NORTH CAROLINA 28144

*Sayers*

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concrete monument, Southern corner of Lots 17 and 18 of Woodfield, Phase 1; thence South 87 deg. 02 min. 48 sec. West 153.01 feet to the point and place of Beginning and Being. 290 acre shown as Lot 16-A of the Re-Subdivision of Lots 15 and 16 of Woodfield, Phase I, as shown on the Survey and Map by Shulenburg Surveying Company dated 3/4/03 and entitled "Property Survey for Vertex Homes."

The property herein described was acquired by Grantor by instrument recorded as follows:  
Deed Book 973, page 837, Rowan County Registry.  
A map showing the above described property is recorded in Plat Book: 9995, page 3363.

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, 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 hereafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Subject Restrictive Covenants recorded at Deed Book 647 page 394.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, of 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.

Rodney Queen Construction, LLC. \_\_\_\_\_ (SEAL)

By: Rodney W. Queen \_\_\_\_\_ (SEAL)  
Manager

Attest: \_\_\_\_\_ (SEAL)

\_\_\_\_\_  
Secretary \_\_\_\_\_ (SEAL)

NORTH CAROLINA, ROWAN COUNTY

SEAL--STAMP

SHELBY JEAN ARCHIE  
NOTARY PUBLIC ROWAN COUNTY, NC

I, a Notary Public of the County and State aforesaid, certify that Rodney W. Queen personally appeared before me this day and acknowledged that he is Manager of Rodney Queen Construction, LLC., a North Carolina company, and that he as Manager, being authorized to do so, executed the foregoing on behalf of the company. Witness my hand and official stamp or seal, this 20th day of October, 2003.

My Commission Expires: November 19, 2005 Shelby Jean Archie  
Notary Public

The foregoing certificate(s) of Shelby Jean Archie, a Notary Public of Rowan County, NC 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 of the first page hereof. This 20th day of October, 2003.

BOBBIE M. EARNHARDT REGISTER OF DEEDS FOR ROWAN COUNTY

By: Julie H. Barr Deputy/Assistant Register of Deeds

### Rowan County Assessor's Office Multiple Parcel Identification

Tract/Lot \_\_\_\_\_ Parcel ID

MAP	S/M	PAR	S/P	U/IN	L/IN	C/C	PART	INT
324	B	238					P	51

Tract/Lot \_\_\_\_\_ Parcel ID

MAP	S/M	PAR	S/P	U/IN	L/IN	C/C	PART	INT
324	B	262					P	51

Tract/Lot \_\_\_\_\_ Parcel ID

MAP	S/M	PAR	S/P	U/IN	L/IN	C/C	PART	INT

Tract/Lot \_\_\_\_\_ Parcel ID

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