

H&A

BOOK 567 PAGE 538(3) 301291



dmw

This document presented and filed:  
07/07/2006 04:17:56 PM

Kaye G. Norris, Montgomery County, NC  
REAL ESTATE EXCISE TAX: \$80.00

\$80.00 Rev.  
20.00  
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\$100.00 pd.

Excise Tax \$ 80.00

Recording Time, Book and Page

Tax Lot No ..... Parcel Identifier No .....

Verified by ..... County on the ..... day of .....

by .....

Mail after recording to ... Russell J. Hollers, Attorney at Law, P.O. Box 567, Troy, NC 27371

This instrument was prepared by ... Russell J. Hollers, Attorney at Law, P.O. Box 567, Troy, NC 27371

Brief description for the Index: **Lot 3, Candor Oaks Neighborhood, Uwharrie Point**  
**NO TITLE SEARCH PERFORMED**

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 28<sup>th</sup> day of June, 2006 by and between

**GRANTOR**

**Arthur H. Rogers, Jr.  
and wife,  
Sandra P. Rogers**

**L. Harold Sharpe  
and wife,  
Carolyn Kukel Sharpe**

**GRANTEE**

**Freddie L. Ingle  
and wife,  
Shelly V. Ingle  
P.O. Box 1556  
Biscoe, NC 27209**

Enter in appropriate block for each: name, address, and, if appropriate, character of entity, e.q. corporation or partnership.

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 in fee simple, all that certain lot or parcel of land situated in the Town of \_\_\_\_\_, Eldorado Township, Montgomery County, North Carolina and more particularly described as follows:

Being designated as **Lot 3, Candor Oaks Neighborhood** of the **Uwharrie Point Subdivision** as shown on plat made by John R. McAdams Company, Inc. recorded in **Plat Cabinet C, Slide 27-B** in the office of the Register of Deeds, Montgomery County, North Carolina, to which plat reference is made for a more particular description, and by said reference said plat is made a part hereof by reference as if fully set out herein.

THIS CONVEYANCE is made subject to various Restrictions, Covenants and Amendments thereto appearing in Book 246, Pages 633 and 660; Book 260, Page 131; Book 271, Page 149; Book 272, Pages 135 and 138; Book 293, Pages 822 and 825; Book 308, Page 731; Book 319, Page 154 and Book 346, Page 684; Book 534, Page 124, Book 534, Page 127, Book 534, Page 130 Montgomery County Registry, plus any corrections or additions thereto, said Restrictions, Covenants and Amendments being made a part hereof by reference as if fully set out herein.

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 250, Page 263**.

.....  
A map showing the above described property is recorded in **Plat Cabinet C, Slide 27-B**.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances hereto 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:

Easements and restrictions of record.  
2006 Ad Valorem Taxes.

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 officer, the day and year first above written.

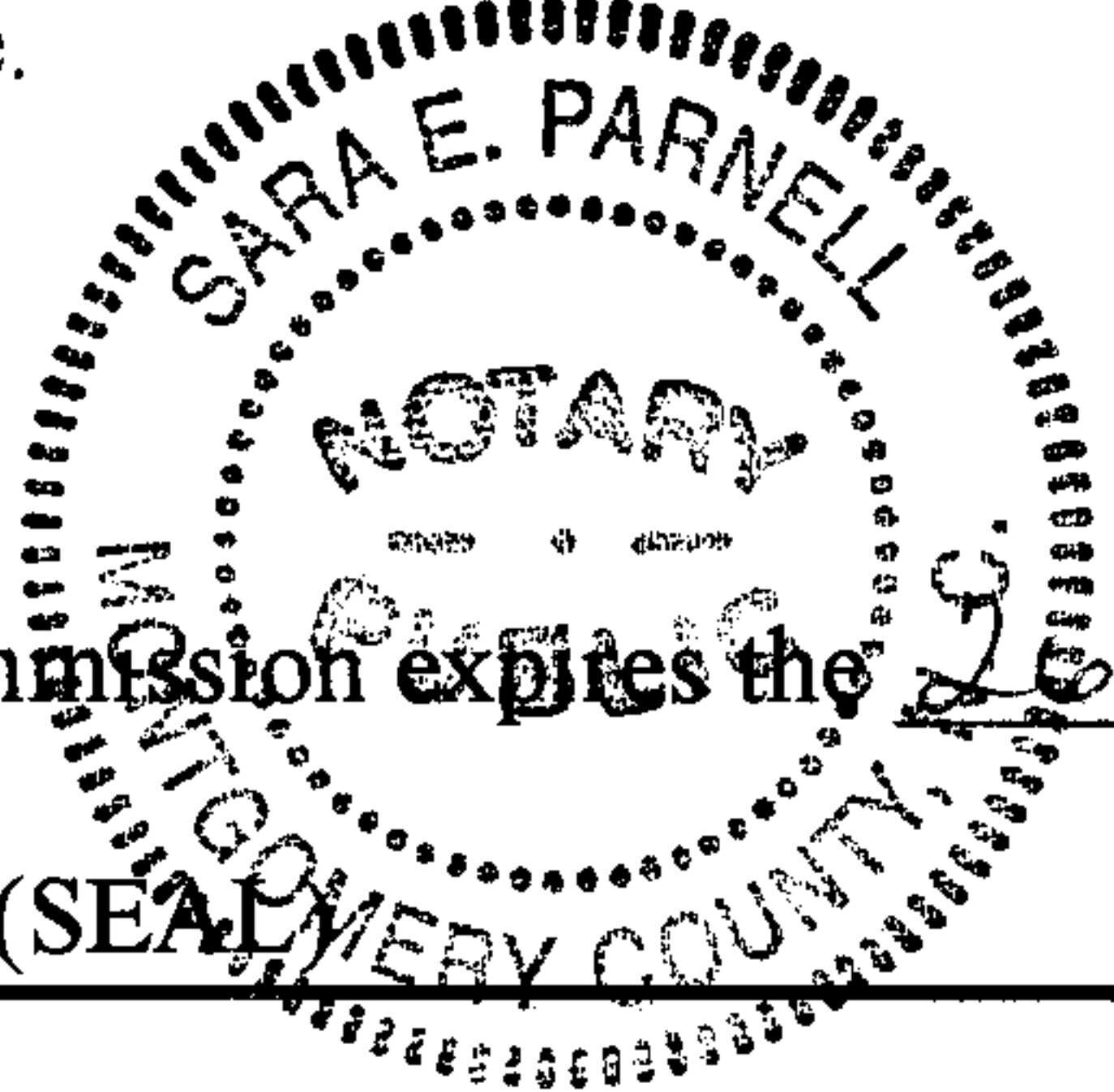
Arthur H. Rogers, Jr. (SEAL) Sandra P. Rogers (SEAL)  
Arthur H. Rogers, Jr. Sandra P. Rogers

L. Harold Sharpe (SEAL) Carolyn Kukel Sharpe (SEAL)  
L. Harold Sharpe Carolyn Kukel Sharpe

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STATE OF NC  
COUNTY OF Montgomery

I, Sara E Parnell, a notary public of Mont County, NC State  
do certify that on this 3 day of July, 2006, before me personally appeared **Arthur H. Rogers, Jr. and wife, Sandra P. Rogers**, proved to me by satisfactory evidence to be the persons whose names are signed on the preceding or attached record, and acknowledged to me that they signed it voluntarily for its stated purpose.

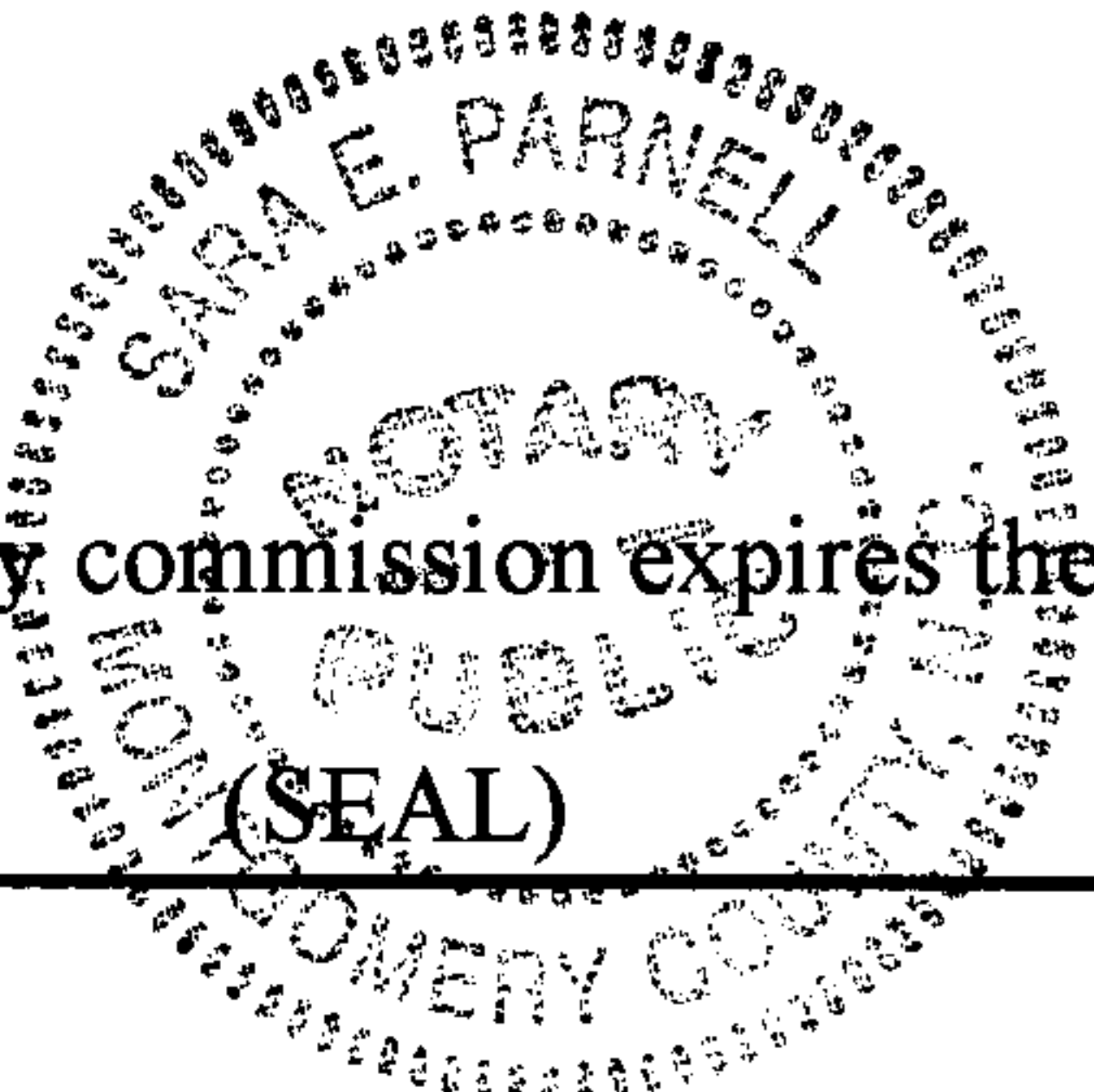


Sara E. Parnell  
Sara E. Parnell, Notary Public

My commission expires the 26 day of April, 2011.

STATE OF nc  
COUNTY OF Montgomery

I, Sara E. Parnell, a notary public of Mont County, NC State  
do certify that on this 30 day of June, 2006, before me personally appeared **L. Harold Sharpe and wife, Carolyn Kukel Sharpe**, proved to me by satisfactory evidence to be the persons whose names are signed on the preceding or attached record, and acknowledged to me that they signed it voluntarily for its stated purpose.



Sara E. Parnell  
Sara E. Parnell, Notary Public

My commission expires the 26 day of April, 2011.