

Davie County, North Carolina
Excise Tax Paid \$ 64.00

FILED FOR REGISTRATION
April 22, 2002 3:45 P.M.
DATE TIME
AND RECORDED IN BOOK 418 PAGE 140
M. BRENT SHOAF, REGISTER OF DEEDS
DAVIE COUNTY, NC
BY Doris C Williams

Excise Tax \$64.00 Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. Part of D200000001
Verified by _____ County on the _____ day of _____, 20____
Mail after recording to Grantee: 118 Alamosa Dr., Advance, NC 27006
This instrument was prepared by Charles F. Eakes
Brief Description for the index 8.00 acres on Ben Anderson Rd.

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 19th day of April, 2002 by and between

GRANTOR	GRANTEE
<u>R. H. BOGER and wife, PEARLIE MAE BOGER</u>	<u>WILLIAM BRANNON and wife, DONNA BRANNON</u>

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, that certain lot or parcel of land situated in the City of _____
Clarkeville Township, Davie County, North Carolina and more particularly described as follows:

SEE EXHIBIT 'A' ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 91 Page 901.

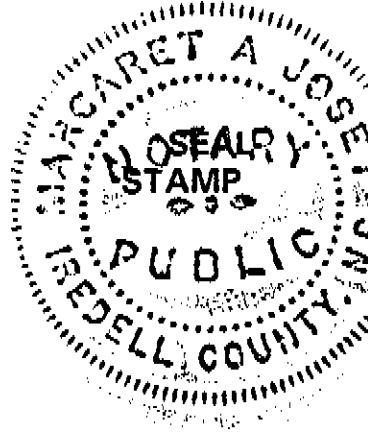
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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: easements, restrictions and rights of way of record, if any, and 2001 ad valorem taxes which have been prorated to date of closing.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, the day and year first above written.

R. H. Boger (SEAL)
R. H. Boger
Pearlie Mae Boger (SEAL)
Pearlie Mae Boger



STATE OF NORTH CAROLINA, COUNTY OF Iredell
Margaret A. Josey, the undersigned, a Notary Public of the County and State aforesaid, certify that R. H. BOGER and wife, PEARLIE MAE BOGER, Grantors, each personally appeared before me this day and acknowledged the execution of the foregoing instrument.
Witness my hand and official stamp or seal, this 19th day of April, 2002.
Margaret A. Josey
Notary Public
My commission expires: June 24, 2004

The foregoing Certificate(s) of Margaret A. Josey Notary Public of Iredell County
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.

M. Brent Shoaf REGISTER OF DEEDS FOR Davie COUNTY
By Doris C Williams Deputy/Assistant-Register of Deeds.

DEED TRANSFER CHECKED

DATE 4-22-02 BY D Williams

EXHIBIT A

BEGINNING at an existing 3/4-inch pipe in the southwest corner of the property of Larry D. Hedrick (see Deed recorded in Book 200, Page 432, Davie County Registry), now or formerly; thence with a portion of the northern boundary line of the property of Jerry W. Anderson (see Deed recorded in Book 130, Page 140, Davie County Registry), now or formerly, North 88 deg. 07 min. 29 sec. West 731.22 feet to an existing stone with blue paint in the southeast corner of the property of Ben F. Powell (see Deed recorded in Book 122, Page 052, Davie County Registry), now or formerly; thence with a portion of the eastern boundary line of the aforesaid Ben F. Powell property, North 06 deg. 37 min. 45 sec. East 412.69 feet to a new rebar set South 06 deg. 37 min. 45 sec. West 1364.52 feet from an existing axle in the northwest corner of the property of Hoover R. Boger as described in Deed recorded in Book 91, Page 901, Davie County Registry; thence a new line North 79 deg. 07 min. 41 sec. East 714.00 feet (passing a new rebar set at 656.27 feet) to a point; thence another new line South 01 deg. 48 min. 52 sec. West 568.82 feet (passing an existing 3/4-inch pipe at 251.72 feet) TO THE POINT AND PLACE OF BEGINNING, containing approximately 8.0 acres as shown on unrecorded survey dated February 5, 2002, prepared by Kenneth L. Foster, RLS (Job No. 2694-02C), reference to which is hereby made for a more particular description and which survey (hereinafter referred to as "the Survey") is incorporated herein by this reference; and being a portion of the property conveyed to Hoover R. Boger *et ux* by Deeds recorded in Book 82, Page 94, and Book 91, Page 901, Davie County Registry.

TOGETHER WITH AND SUBJECT TO a non-exclusive, perpetual easement for ingress, egress and regress between the property described hereinabove and Ben Anderson Road, said easement being 50 feet in width (25 feet on each side of the herein described centerline), and the centerline of the said easement being described as follows:

BEGINNING at a point in the approximate center line of N.C.S.R. No. 1321 (a/k/a Ben Anderson Road), said point being located North 17 deg. 11 min. 06 sec. East 106.91 feet from a T-bar with cap found at the western edge of the pavement of Ben Anderson Road, said T-bar being the southeastern corner of the property of Elizabeth Hope Wilson (see Deed recorded in Book 180, Page 69, Davie County Registry), now or formerly; thence from said point of beginning the following courses and distances: North 75 deg. 52 min. 09 sec. West 347.10 feet to a point; thence on a curve to the right (having a radius of 500 feet and a chord length of 313.63 feet) North 57 deg. 35 min. 27 sec. West 319.01 feet to a point; thence North 39 deg. 18 min. 46 sec. West 153.04 feet to a point; thence on a curve to the right (having a radius of 300 feet and a chord length of 132.88 feet) North 26 deg. 31 min. 04 sec. West 133.99 feet to a point; thence North 13 deg. 43 min. 22 sec. West 120.22 feet to a point; thence North 24 deg. 27 min. 29 sec. West 82.91 feet to a point; thence North 58 deg. 37 min. 46 sec. West 78.92 feet to a point; thence South 86 deg. 09 min. 31 sec. West 73.99 feet to a point; thence North 42 deg. 05 min. 07 sec. West 51.01 feet to a point; thence North 60 deg. 15 min. 11 sec. West 198.94 feet to a point; thence North 55 deg. 36 min. 30 sec. West 120.80 feet to a point; thence North 64 deg. 38 min. 07 sec. West 93.69 feet to a point; thence South 80 deg. 56 min. 01 sec. West 69.87 feet to a point; thence South 53 deg. 11 min. 08 sec. West 111.00 feet to a point; thence South 06 deg. 37 min. 45 sec. West 522.76 feet to the point of terminus in the northern boundary line of the approximately 8.0 - acre tract of land described hereinabove, said point of terminus being located North 79 deg. 07 min. 41 sec. East 26.21 feet from a new rebar set in the northwest corner of the aforesaid approximately 8.0-acre tract of land; the said easement being for the benefit of and running with the aforesaid approximately 8.0-acre tract of land and being located as shown on the Survey.

INITIAL: _____