

0651  
0507

BK:00651 PG:0507

FILED  
STOKES COUNTY  
KATHY YOUNG  
REGISTER OF DEEDS

Approved by Stokes County Tax Office  
NCGS 161-31(a) and NCGS 105-303(a2)  
KPA Date 4-21-14

FILED Apr 21, 2014  
AT 11:46 am  
BOOK 00651  
START PAGE 0507  
END PAGE 0510  
INSTRUMENT # 01607

Stokes County 04-21-2014  
NORTH CAROLINA  
Real Estate  
Excise Tax \$290.00

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$290.00  
Tax Parcel: 695700817644  
Brief Description for Index: 9.097 Acres / 1015 Clubb Farm Rd.  
SEND TAX NOTICES AND BILLS TO: GRANTEE  
MAIL After Recording To: GRANTEE  
This Instrument Prepared By: Michael S. Yopp, Attorney at Law, P.A.

**THIS DEED** is made as of the last date set forth in the notary acknowledgment(s) below, by and between  
**GEORGE DALE SMITH, JR., unmarried, LEIGH SMITH HONEYCUTT, unmarried, and ADRIANE SMITH BRACKETT, unmarried,**  
**GRANTOR,**  
whose address is **918 Collins Drive, Raleigh, North Carolina 27609 (George Dale Smith, Jr.),**  
**TO**  
**JACK FLIPPEN CARDWELL, JR.,**  
**GRANTEE, whose address is 6902 Ray Road, Raleigh, North Carolina 27613.**

     N/A      If checked, the property includes the primary residence of at least one of the Grantor; otherwise, note as "N/A"  
[Pursuant to N.C.G.S. § 105-317.2]

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 granted, bargained, sold and conveyed 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 STOKES County, North Carolina and more particularly described as follows:

BEGINNING at a railroad spike in the center of Pitzer Road, being the original northeast corner of the Daniel T. Clubb 42.128 acre tract described in Deed Book 399, Page 1834, Stokes County Registry, and being the common corner of the aforesaid Clubb tract with the (now or formerly) David John Kader tract (see Deed Book 375, Page 2077) in the road; thence with the road right of way and running the following courses and distances: North 40 deg. 52 min. 12 sec. West 76.01 feet to a point; South 43 deg. 44 min. 22 sec. East 88.85 feet to a point; North 48 deg. 05 min. 31 sec. West 100.70 feet to a point; North 52 deg. 37 min. 31 sec. West 88.74 feet to a point; North 59 deg. 29 min. 59 sec. West 92.40 feet to a point; South 59 deg. 29 min. 59 sec. East 14.89 feet to a point; North 68 deg. 38 min. 12 sec. West 106.73 feet to a point; North 77 deg. 31 min. 44 sec. West 69.38 feet to a point; North 86 deg. 33 min. 11 sec. West 64.90 feet to a point; and North 86 deg. 31 min. 59 sec. West

45.27 feet to a railroad spike in the center of the road, the northeast corner of the (now or formerly) tract of John Elwood Priddy (Deed Book 366, Page 421) and as shown on a map recorded in Plat Book 5, Page 437, Stokes County Registry; thence with (now or formerly), Priddy's east line and running South 07 deg. 11 min. 43 sec. West 30.11 feet to an existing iron rod, and continuing in the same line an additional 457.89 feet to an iron at the northwest corner of the Ernest R. Smith tract (see Deed Book 438, Page 1551); thence with Smith's North line and running South 49 deg. 19 min. 17 sec. 340.98 feet to an iron; thence South 56 deg. 17 min. 07 sec. East 171.01 feet to an iron; thence South 57 deg. 34 min. 47 sec. East 75.05 feet to an iron; thence South 69 deg. 04 min. 27 sec. East 33.66 feet to an iron and continuing in the same line an additional 60.86 feet to an iron in the West line of the (now or formerly) David John Kader tract (see Deed Book 375, Page 2077); thence with Kader's West line and running North 11 deg. 17 min. 06 sec. East 551.62 feet to a point, the present right of way of Pitzer Road, and continuing in the same line an additional 30 feet, more or less, to a railroad spike in the center of Pitzer Road, the point and place of BEGINNING, containing **9.097 acres**, more or less, including the portion of said parcel located within the right of way of the road (8.578 acres excluding the right of way footage) according to a survey by Triad Land Designs, Inc., dated June 22, 2000.

SUBJECT TO easements, restrictions, and covenants of record, specifically including, but not limited to, the road right of way for Pitzer Road, and access easements granted to the owners of the tract to the South of the above-described parcels.

AND SUBJECT TO the perpetual, non-exclusive access easements described for Tract 1 (3.0 acres) and Tract 2 (30.031 acres) described in Deed Book 646, Page 1657, Stokes County Registry, North Carolina, which perpetual, non-exclusive access easements are also hereby reserved by Grantor. Said perpetual, non-exclusive easement for Tract 1 described in Deed Book 646, Page 1657, Stokes County Registry, North Carolina, is shown as "Proposed 30' Easement" over Tract 2 (7.904 acres (Incl. Road) 7.573 acres (Excl. Road)) for Tract 4 (3.0 acres) on plat of survey entitled "MAP FOR: EARNIE SMITH BEING A PORTION OF TAX PARCEL 6957-00-80-6963" dated July 27, 2000, prepared by Triad Land Designs, Inc., which survey is hereby incorporated by this reference. The above described property is subject to said "Proposed 30' Easement", and said "Proposed 30' Easement" is hereby reserved by Grantor as a perpetual, non-exclusive access easement. Said perpetual, non-exclusive access easement for Tract 2 described in Deed Book 646, Page 1657, Stokes County Registry, North Carolina is shown as "Proposed 60' Easement" over Tract 2 (7.904 acres (Incl. Road) 7.573 acres (Excl. Road)) for Tract 3 (30.031 acres) on plat of survey entitled "MAP FOR: EARNIE SMITH BEING A PORTION OF TAX PARCEL 6957-00-80-6963" dated July 27, 2000, prepared by Triad Land Designs, Inc., which survey is hereby incorporated by this reference. The above described property is subject to said "Proposed 60' Easement, and said "Proposed 60' Easement" is hereby reserved by Grantor as a perpetual, non-exclusive access easement.

The above property is the same tract or parcel of land described as Tract 3 on the deed recorded in Book 646, Page 1657, Stokes County Registry, and is designated as Tax Parcel 695700817644 on the Stokes County tax maps.

Address: 1015 Clubb Farm Road

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 646, Page 1657 (See also prior deed recorded in Book 646, Page 1652).**

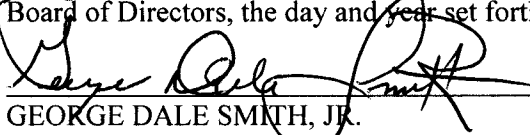
A map showing the above described property is recorded in **Book of Maps , Page .**


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

All valid and subsisting Easements, Restrictions, Covenants, Conditions and Rights-of-Way properly of record, if any, including any amendments or supplements thereto, and current year (2014) ad valorem taxes which Grantee agrees to pay in full without pro-ration.

**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 set forth in the notary acknowledgment(s) below.

 (SEAL)  
GEORGE DALE SMITH, JR.

 (SEAL)  
LEIGH SMITH HONEYCUTT

 (SEAL)  
ADRIANE SMITH BRACKETT

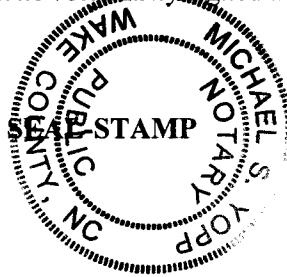
**NOTARY ACKNOWLEDGMENT(S)**

**STATE OF NORTH CAROLINA, WAKE COUNTY.**

I, the undersigned, a Notary Public of the County and State aforesaid, certify that **GEORGE DALE SMITH, JR.**, Grantor, personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose(s) stated therein and in the capacity(ies) indicated. Witness my hand and official stamp or seal, this 04 / 17 /14.

My Commission Expires: 10-08-2018

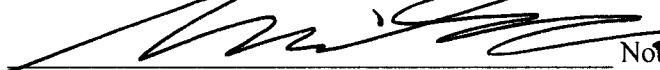
 Notary Public  
Notary Public Name Printed: Michael S. Yopp

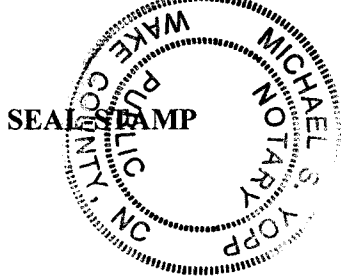


**STATE OF NORTH CAROLINA, WAKE COUNTY.**

I, the undersigned, a Notary Public of the County and State aforesaid, certify that **LEIGH SMITH HONEYCUTT**, Grantor, personally appeared before me this day, acknowledging to me that she voluntarily signed the foregoing document for the purpose(s) stated therein and in the capacity(ies) indicated. Witness my hand and official stamp or seal, this 04 / 17 /14.

My Commission Expires: 10-08-2018

 Notary Public  
Notary Public Name Printed: Michael S. Yopp

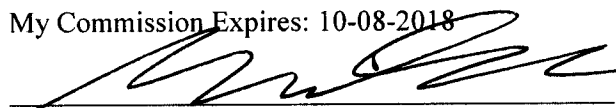


**STATE OF NORTH CAROLINA, WAKE COUNTY.**

I, the undersigned, a Notary Public of the County and State aforesaid, certify that **ADRIANE SMITH BRACKETT**, Grantor, personally appeared before me this day, acknowledging to me that she voluntarily signed the foregoing document

for the purpose(s) stated therein and in the capacity(ies) indicated.  
Witness my hand and official stamp or seal, this 04/17 /14.

My Commission Expires: 10-08-2018

  
Notary Public  
Notary Public Name Printed: Michael S. Yopp

