

FILED  
BOOK 476 PAGE 1629  
04 DEC 21 PM 2:05  
*Benjamin W. Stines*  
REGISTER OF DEEDS  
ALEXANDER COUNTY, NC

BK 0476 PG 1629

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 0  
Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_  
Mail/Box to: \_\_\_\_\_  
This instrument was prepared by: Jerry A. Campbell, Attorney, P. O. Box 32, Taylorsville, NC 28681  
Brief description for the Index: \_\_\_\_\_

THIS DEED made this 15th day of December, 2004, by and between

GRANTOR	GRANTEE
<b>PERRY WHITE, a married man transacting business under an Antenuptial Agreement recorded in Book 476 on Page 898 in the Alexander County Registry,</b>	<b>VIRGINIA WHITE BUMGARNER</b>  <b>61 Bumgarner Hollow Drive Taylorsville, NC 28681</b>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. 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, 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 \_\_\_\_\_, Ellendale Township, Alexander County, North Carolina and more particularly described as follows:

SEE EXHIBIT “A” ATTACHED HERETO

The property hereinabove described was acquired by Grantor by instrument recorded in Book 215 page 497.  
A map showing the above described property is recorded in Plat Book \_\_\_\_\_ page \_\_\_\_\_.

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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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name)

By: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Title: \_\_\_\_\_

Perry White

(SEAL)

\_\_\_\_\_

(SEAL)

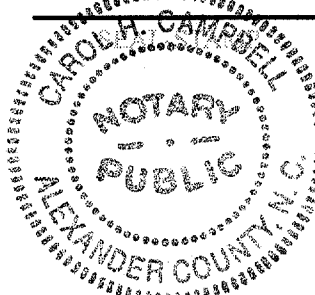
\_\_\_\_\_

(SEAL)

\_\_\_\_\_

(SEAL)

USE BLACK INK ONLY



State of North Carolina - County of Alexander

I, the undersigned Notary Public of the County and State aforesaid, certify that Perry White  
(married with recorded Antenuptial Ag.) personally appeared before me this day and  
acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my  
hand and Notarial stamp or seal this 21st day of December, 2004.

My Commission Expires: 6/12/2006

Carol H. Campbell

Notary Public

SEAL-STAMP

State of North Carolina - County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_  
personally came before me this day and  
acknowledged that he is the \_\_\_\_\_ of \_\_\_\_\_,  
a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited  
partnership (strike through the inapplicable), and that by authority duly given and as the act of each entity,  
he signed the forgoing instrument in its name on its behalf as its act and deed. Witness my hand and  
Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

My Commission Expires: \_\_\_\_\_

Notary Public

SEAL-STAMP

State of North Carolina - County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_  
\_\_\_\_\_

Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

My Commission Expires: \_\_\_\_\_

Notary Public

The foregoing Certificate(s) of Carol H. Campbell 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.

BENJAMIN W. HINES

Register of Deeds for ALEXANDER County

By: Linda B. Honeycutt Deputy Assistant - Register of Deeds

BK 0476 PG 1631

**EXHIBIT "A"**

**TRACT I:** BEGINNING on a stake by a marked tree, said point being a common corner of the Hudspeth and Walker properties; thence a new line, South 5° 0' 26" East 1,696.57 feet to a stake in the Ballard-Purser Orchard line; thence South 89° 55' 5" West 510.51 feet to a stone; thence South 70° 4' 33" West 818.72 feet to a stone; thence with the line of Quez Frye, North 0° 51' 48" West 1,875.98 feet to a stone; thence North 77° 10' 52" East 527.24 feet to a stone, said point being a common corner of the Elder and Hudspeth properties; thence with the Hudspeth line, South 87° 58' 23" East 648.25 feet to the point of BEGINNING, containing 49.76 acres, more or less.

THERE IS ALSO CONVEYED HERewith a 30-foot right of way from State Road No. 1307 to the Southeast corner of the above described property, said right of way following the South boundary of the property or former property of Melba B. White more particularly described as follows: BEGINNING at a point located in the right of way of State Road No. 1307; thence with the line of Bobby Sipe, North 86° West 499.28 feet to a stone; thence South 89° 55' 5" West 569.46 feet to a stake, said point being the Southeast corner of the above described tract.

FOR TITLE to Tract I, see deed from Melba B. White to Perry White dated November 9, 1978 and recorded in Book 215 on Page 497 in the Alexander County Registry.

**TRACT II:** BEGINNING on a stone, the Northwest corner of Sipe Brothers and the Northeast corner of William R. Pennell, said stone also being located South 71° 26' 33" West 818.71 feet from another stone in the White and Sipe line, and runs South 72° 33' 24" West 270.51 feet with the line of Pennell to an iron stake in a stone pile; thence North 8° East 1,978.42 feet to an iron stake, a corner of Quez Frye; thence South 0° 31' 37" West 1,878.16 feet to the BEGINNING, containing 5.55 acres, more or less.

The land above described lies East of the land conveyed by Phyllis B. Matheson, Administratrix of the Estate of Evelyn B. Bolick, et. als., to Tommie Ray Hatton by deed dated September 30, 1994 and recorded in Book 365 on Page 306 in the Alexander County Registry, and lies West of that land conveyed by Melba B. White to Perry White by deed dated November 9, 1978 and recorded in Book 215 on Page 497 in the Alexander County Registry.

See Non-Warranty Deed from William Rayford Pennell and wife, Linda Marlene Pennell, to Perry White dated December 13, 2004 and recorded in Book 476 on Page 1626 in the Alexander County Registry.