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Excise Tax \$66.00 (AT)

INST. #08138

DONNA HICKS SPENCER,
Register of Deeds

EK 03291 Pg 0626-0629

✓ Return To:
Kathy Baldwin
PO Box 752-Conover, NC 28613
Prepared by MARTIN & MONROE PANNELL, P.A., P.O. Box 519, Conover, North Carolina
28613 (MMP/jw)

NORTH CAROLINA)
)
CATAWBA COUNTY) WARRANTY DEED
) WITH RESERVATION OF EASEMENT

THIS DEED, made this 20th day of May, 2015, by and between Jerry C. Baker a/k/a Jerry Cline Baker, 5181 Lee Cline Road, Conover, NC 28613, a single person, hereinafter called Grantor, and Kathy T. Baldwin, a one-half (1/2) undivided interest and Christopher S. Baldwin and wife, Nicole J. Baldwin, a one-half (1/2) undivided interest as Tenants by the Entirety, whose address is 3036 44th Avenue Lane NE, Hickory, NC 28601, hereinafter called Grantee.

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable considerations to him in hand paid by the Grantee, the receipt of which is hereby acknowledged, has given, granted, bargained, sold, and conveyed, and by these presents does give, grant, bargain, sell and convey and confirm unto the Grantee to Kathy T. Baldwin, a one-half (1/2) undivided interest and to Christopher S. Baldwin and wife, Nicole J. Baldwin, a one-half (1/2) undivided interest as Tenants by the Entirety, his heirs and/or successors and assigns, premises in Clines Township, Catawba County, North Carolina, described as follows:

Begin at a ¾ inch iron pipe in the eastern terminus of 33rd Avenue N.E., a 45 foot right of way, same being southwest corner of Richard L. Hefner, see Deed Book 1018 Page 289, and running thence from said beginning point with Hefner's southern line first South 79° 13' 52" East 349.95 feet to a geared shaft; second South 79° 16' 11" East 278.02 feet to a ½ inch pipe; and third South 79° 16' 11" East 17.35 feet to a point in an unnamed branch on the western line of Charles R. Lail; thence up the creek several calls as follows, all with the line of Charles R. Lail: South 36° 05' 49" West 75.43 feet; South 22° 12' 57" West 39.57 feet; South 58° 48' 56" West 29.91 feet; South 17° 59' 49" West 41 feet; South 21° 58' 19" West 44.97 feet; South 56° 38' 08" West 14.49 feet; South 16° 59' 28"

West 28.53 feet; South 54° 09' 12" West 17.94 feet; South 34° 51' 04" West 15.24 feet; thence leaving the creek and continuing with Charles R. Lail, North 82° 48' 32" West 8.48 feet to a ½ inch pipe; continuing with Lail North 82° 48' 32" West 187.49 feet to a ½ inch pipe, corner of Lail and northeast corner of other property of Jerry C. Baker, see Deed Book 1667 Page 586 and Tract 2, Plat Book 27 Page 140; thence with Baker's northern line North 82° 53' 04" West 312.77 feet to a ½ inch pipe, Baker's northwest corner Tract 2 of his property described in Plat Book 27 Page 140 on the eastern line of Mark T. Powell, see Deed Book 3227 Page 1164; thence with Powell's eastern line North 03° 25' 09" East 112.43 feet to a ½ inch pipe, northeast corner of the aforementioned property of Powell and southeast corner of other property of Powell described in Deed Book 1640 Page 612; thence with the eastern line of the other property of Powell North 06° 27' 11" East 163.42 feet to a computed point, southern right of way line 33rd Ave. NE at its eastern terminus; thence with the eastern terminus of 33rd Ave. NE North 06° 27' 11" East 34.75 feet to the POINT OF BEGINNING, containing 3.87 acres more or less.

The above description taken from a survey by Honeycutt Land Surveying entitled "Boundary Survey for G. Leroy Lail, Clines Township, Catawba County, NC", same being dated December 16, 2014 and revised January 5, 2015.

For reference to title see Deed Book 2251 Page 1998, Deed Book 1666 Page 83, and Deed Book 1020 Page 394, Catawba County Registry.

The above described property is conveyed subject to the Reservation of Easement set out herein.

BUT THERE IS RESERVED FROM THIS CONVEYANCE, AND RESERVED TO THE GRANTOR, IT'S SUCCESSORS AND ASSIGNS, THE RIGHT AND EASEMENT OVER AND UPON THE ABOVE-DESCRIBED PROPERTY WHICH RIGHT AND EASEMENT IS A STRIP OF LAND FIFTEEN FEET IN WIDTH AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Begin at the northwest corner of the above-described 3.87 acre tract, same being a ¾ inch pipe at the terminus of 33rd Avenue N.E. (a state maintained road); and running thence from said beginning point with the northern line of the aforementioned 3.87 acre tract South 79° 13' 52" East 15.04 feet to a computed point; thence South 06° 27' 11" West 196.64 feet to a computed point; thence South 03° 25' 09" West 113 feet to a computed point at the terminus of a 45 foot right of way shown on Plat Book 27 Page 140, same being in the northern line of other property of Jerry C. Baker, see Tract 2, Plat Book 27 Page 140, and same being in the southern line of the aforementioned 3.87 acre tract; thence with the terminus of the aforementioned 45 foot right of way in Baker's northern line North 82° 53' 04" West 15.03 feet to a ½ inch pipe, southwest corner of the 3.87 acre tract on the line of Mark T. Powell, see Deed Book 3227 Page 1164; thence with Powell's eastern line and the western line of the aforementioned 3.87 acre tract North 03°

25' 09" East 112.43 feet to a ½ inch pipe northeast corner of Powell and southeast corner of other property of Powell described in Deed Book 1640 Page 612; thence continuing with the eastern line of Powell North 06° 27' 11" East 163.42 feet to a computed point in the southern right of way line of 33rd Ave. NE at its eastern terminus; thence with the eastern terminus of 33rd Ave NE North 06° 27' 11" East 34.75 feet to the POINT OF BEGINNING.

SAID RIGHT AND EASEMENT SHALL BE APPURTENANT TO AND RUN WITH THE REMAINING PROPERTY OF THE GRANTOR (SAME BEING TRACT 1 and TRACT 2 OF PLAT BOOK 27 PAGE 140, CATAWBA COUNTY REGISTRY).

TO HAVE AND TO HOLD the above described premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto the Grantee to Kathy T. Baldwin, a one-half (1/2) undivided interest and to Christopher S. Baldwin and wife, Nicole J. Baldwin, a one-half (1/2) undivided interest as Tenants by the Entirety, subject to the reservation of easement hereinabove set out, his heirs and/or successors and assigns forever.

And the Grantor covenants that he is seized of said premises in fee, and has the right to convey the same in fee simple; that said premises are free from encumbrances (with the exceptions above stated, if any); and that he will warrant and defend the said title to the same against the lawful claims of all persons whomsoever.

PROPERTY DOES NOT INCLUDE THE PRIMARY RESIDENCE OF GRANTOR.

When reference is made to the Grantor or Grantee, the singular shall include the plural and the masculine shall include the feminine or the neuter.

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

Jerry C. Baker (SEAL)
Jerry C. Baker

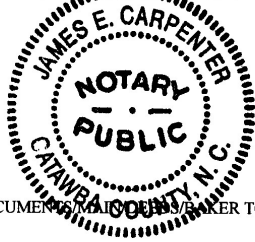
Jerry Cline Baker (SEAL)
Jerry Cline Baker

NORTH CAROLINA
CATAWBA COUNTY

I, James E. Carpenter, a Notary Public in
and for said County and State, do hereby certify that Jerry C. Baker a/k/a Jerry Cline Baker
personally appeared before me this day and acknowledged the voluntary due execution of the
foregoing document, all for the purposes therein expressed.

Witness my hand and notarial seal, this the 19 day of May, 2015.

PLACE NOTARY SEAL HERE



James E. Carpenter
NOTARY PUBLIC

Printed Name: JAMES E. CARPENTER
My Commission Expires: 5-24-17

MYDOCUMENTS/ALICIOUS/BAKER TO BALDWIN DEED 2015

WEB