

WILKES  
COUNTY  
074699

STATE OF  
NORTH  
CAROLINA

JAN 26 '96



Real Estate  
Excise Tax

450.00

RB. 10145

BOOK 6754 PAGE 117

RICHARD L. DODRUFF  
RECORDER OF DEEDS  
WILKES COUNTY, NC

'96 JAN 26 PM 2 59

Excise Tax <sup>450.00</sup>

Recording Time, Book and Page

Tax Lot No. ID21-01474 + ID21-01475 Parcel Identifier No. \_\_\_\_\_  
Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
by \_\_\_\_\_

Mail after recording to Bobby R. Faw and Sharon J. Faw, 172 Radical Road,  
McGrady, NC 28649

This instrument was prepared by Paul W. Freeman, Jr., Attorney at Law, P.O. Box 141,  
Wilkesboro, NC 28697

Brief description for the Index  
2 tracts - Walnut Grove

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 26th day of January, 1996, by and between

GRANTOR

GRANTEE

BETTY ANN FAW, (Widow)

85546

BOBBY R. FAW and wife, SHARON  
J. FAW

21-01474

3963-62-3283 <sup>68593</sup> DI

21-01475

3963-72-7190 <sup>3790</sup> SPLIT

Now For GRANTOR 21-01562,  
3963-61-6565 7.1 For 97

21-01561

GRANTOR GETS OLD PIN 47.1 For  
3963-72-7190 97

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 \_\_\_\_\_, Walnut Grove Township,

Wilkes County, North Carolina and more particularly described as follows:

SEE ATTACHED SCHEDULE "A" FOR A COMPLETE DESCRIPTION AND WHICH IS INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH.

omp

2/14/96  
an

SCHEDULE "A" Attachment to Deed from Betty Ann Faw, (Widow) to Bobby R. Faw and wife, Sharon J. Faw - Tracts 1 and 2 - Walnut Grove Township, Wilkes County, N.C.

TRACT 1:

BEGINNING on an iron found in place on the South side of S.R. 1725 "Cane Creek Road", said iron being Bradley Rhoades' corner of his property as described in Deed Book 529, Page 894, thence running with his line North 33° 31' 12" West 30.12 feet to S.R. 1725 "Cane Creek Road"; thence running with said road North 55° 17' 31" East 80.25 feet to a spike set in the road; thence running North 46° 50' 46" East 130.39 feet to a spike set in the road; thence running North 50° 38' 40" East 52.81 feet to a spike set in the road; thence running North 57° 15' 55" East 38.50 feet to a spike set in the intersection of S.R. 1725 "Cane Creek Road" and S.R. 1724 "Radical Road"; thence running with S.R. 1724 North 63° 57' 22" East 38.59 feet to a spike set in the road; thence continuing with said S.R. 1724 and running North 69° 54' 11" East 43.84 feet to a spike set in the road; thence running North 76° 39' 41" East 69.20 feet to a spike set in the road; thence running North 85° 49' 03" East 67.52 feet to a spike set in the road; thence running South 89° 58' 24" East 133.27 feet to an iron found in place on the North side of S.R. 1724, said iron being Dean Rhoades' corner of his property as described in Deed Book 247, Page 360; Deed Book 358, Page 359 and Deed Book 259, page 529; thence running a new line and running with S.R. 1724 "Radical Road" South 66° 41' 58" East 350.47 feet to a spike set in the road; thence running South 62° 20' 29" East 69.26 feet to a spike set in the road; thence running South 33° 27' 53" East 46.82 feet to a spike set in the road; thence continuing with said road and running South 08° 13' 43" West 62.59 feet to a spike set in the road; thence running South 39° 33' 56" West 187.17 feet to a spike set in the road; thence running South 20° 12' 24" West 90.29 feet to a spike set in the road; thence running South 03° 05' 39" East 71.28 feet to a spike set in the road; thence running South 18° 40' 30" East 341.17 feet to a point in S.R. 1724 "Radical Road"; thence leaving said road and running a new line North 74° 17' 54" West (passing through an iron found in place at 29.37') a total distance of 711.52 feet to an iron found in place, said iron being Bradley Rhoades' corner of his property as described in Deed Book 529, Page 894; thence running with said Rhoades' line North 26° 01' 00" West 314.09 feet to an iron found in place in a Pine Stump; thence running North 33° 31' 12" West 183.80 feet to the BEGINNING.

NOTE: This property is subject to the R/W of S.R. 1724 and 1725 and all other easements of record.

This description was taken from a map prepared by John S. Steele, RLS, L-1474, dated 4/7/92.

Said property being bound on the North by S.R. 1724 and 1725 and the lands of Dean Rhoades (247-360, 358-359, 259-529) and on the South and East by the lands of Cyrus Faw (512-574) and the West by the land of Bradley Rhoades (529-894).

The Grantor conveys to the Grantees all of her right, title and interest in and to the the above described Tract 1, said interest being a one-half (½) undivided interest only. ALREADY

TRACT 2:

BEING approximately 47.192 acres in Walnut Grove Township, Wilkes County, North Carolina, being 67.502 acres shown as Tract 1 in Book 684, Page 342 of the Wilkes County Registry, LESS AND EXCEPT 12.94 acres described above and LESS AND EXCEPT 7.36 acres in Walnut Grove Township, Wilkes County, North Carolina, shown on a survey of Richard C. Current, RLS, dated January 16, 1996 and described as follows:

BEGINNING on a point, said point being in the intersection of SR 1715 & SR 1724 and also being referenced by a fire hydrant at South 14° 02' 39" West 20.58 feet, thence with the center of SR 1715 the next four (4) calls and distances: North 89° 03' 31" West 32.22 feet to a point; thence North 81° 37' 33" West 59.41 feet to a point; thence North 78° 59' 22" West 87.37 feet to a point; thence North 87° 02'

38" West 74.16 feet to a railroad spike; thence leaving said road North 40° 32' 43" West 74.44 feet to an axle found in place; thence North 04° 50' 41" West 400.97 feet to an iron stake found in place; thence North 34° 27' 04" West 333.96 feet to an iron stake found in place; thence South 74° 17' 54" East passing through an iron stake found in place at 682.15 feet a total distance of 711.52 feet to a point in SR 1724; thence with the center of said road the next ten (10) calls and distances: South 17° 56' 10" East 130.24 feet to a P.K. nail; thence South 13° 48' 29" East 60.56 feet to a P.K. nail; thence South 04° 26' 20" East 54.47 feet to a P.K. nail; thence south 06° 52' 39" West 48.85 feet to a P.K. nail; thence South 18° 47' 40" West 42.40 feet to a railroad spike; thence South 30° 59' 13" West 44.40 feet to a P.K. nail; thence South 37° 58' 16" West 43.46 feet to a P.K. nail; thence South 40° 10' 42" West 60.68 feet to a P.K. nail; thence South 41° 16' 26" West 96.13 feet to a P.K. nail; thence South 43° 57' 09" West 72.29 feet to the point of BEGINNING. Containing 7.36 acres by Coordinate Computation less Highway Right of Way. Actual field survey done under the direction and supervision of Richard C. Current. Reg. No. L-756.