

NO TITLE EXAMINATION REQUESTED OF OR PERFORMED BY PREPARER OF THIS INSTRUMENT AND NO CLOSING PERFORMED BY PREPARER OF THIS INSTRUMENT.

FILED
BOOK 376 PAGE 2319

96 AUG 16 PM 12:35

Benjamin W. Glies
REGISTER OF DEEDS
ALEXANDER COUNTY, NC

BOOK 376 PAGE 2319

Excise Tax No Revenue

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by County on the day of , 19
by

Mail after recording to

This instrument was prepared by Mark T. Davis, Attorney, P.O. Box 1087, Taylorsville, NC 28681

Brief description for the Index Sunset Park Subdivision, Wilkesboro Road

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 8th day of August, 1996, by and between

GRANTOR

GRANTEE

RALEIGH J. PEARSON and wife,
NANCY K. PEARSON, and
COY F. PEARSON and wife,
SANDRA PEARSON

RALEIGH J. PEARSON and wife,
NANCY K. PEARSON, and
COY F. PEARSON and wife,
SANDRA PEARSON

305 Wilkesboro Road
Taylorsville, NC 28681

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 Taylorsville Township,

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

BEGINNING at a 1-1/2 inch pipe found in place, said 1-1/2 inch pipe being the northeastern corner of Lot Number 160 of the Sunset Park Subdivision as shown by plat recorded in Plat Book 2 at Page 38 of the Alexander County Registry; thence with the southern boundary line of Lot Number 98 of said subdivision, North 54 degrees 30 minutes 00 seconds East 175 feet to a 7/8-inch pipe found in place; thence with the eastern boundary line of Lot Numbers 97-91 of said subdivision South 35 degrees 30 minutes 30 seconds East 174.09 feet to a new 1/2-inch rod found in place; thence South 50 degrees 59 minutes 55 seconds West 175.33 feet to a new 1/2-inch rod set; thence North 35 degrees 30 minutes 00 seconds West 184.80 feet to an existing 1-1/2 inch pipe found in place, the point and place of BEGINNING, containing 0.721 acres according to survey of Carl D. Bunton, Registered Land Surveyor, for Raleigh J. Pearson dated July 18, 1996.

FOR BACK TITLE see Deed recorded in Book 253 at Page 278 of the Alexander County Registry, this being a portion of the property therein conveyed.

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The property hereinabove described was acquired by Grantor by instrument recorded in

A map showing the above described property is recorded in Plat Book 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.

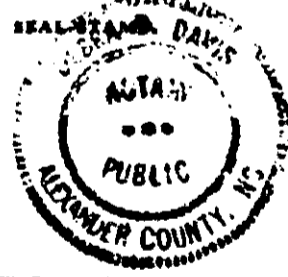
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in his 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 first above written.

(Corporate Name)
By:
President
ATTEST:
Secretary (Corporate Seal)

USE BLACK INK ONLY

Raleigh J. Pearson (SEAL)
Nancy K. Pearson (SEAL)
Coy F. Pearson (SEAL)
Sandra Pearson (SEAL)



NORTH CAROLINA, Alexander County.
I, a Notary Public of the County and State aforesaid, certify that Raleigh J. Pearson & wife, Nancy K. Pearson, and Coy F. Pearson & wife, Sandra Pearson Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 8th day of August, 1996. My commission expires: 8-16-99 Nelma B. Davis, Notary Public

SEAL-STAMP

NORTH CAROLINA, County.
I, a Notary Public of the County and State aforesaid, certify that personally came before me this day and acknowledged that he is Secretary of a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in his name by its President, sealed with his corporate seal and attested by as its Secretary. Witness my hand and official stamp or seal, this day of, 19. My commission expires: Notary Public

The foregoing Certificate(s) of Delia B. Davis

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.

By Benjamin W. Flinn, REGISTER OF DEEDS FOR Alexander COUNTY, Virginia C. G. Austin, Deputy Assistant - Register of Deeds