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09-00282 3807-86-2939

**FILED  
WILKES COUNTY  
MISTY M. SMITHEY  
REGISTER OF DEEDS**

FILED Aug 16, 2023  
AT 11:46:18 am  
BOOK 01381  
PAGE 0101  
INSTRUMENT # 05403  
EXCISE TAX (None)

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: -0-

Parcel Number: \_\_\_\_\_  
Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: \_\_\_\_\_  
This instrument was prepared by: Mark T. Davis, Attorney, P.O. Box 1087, Taylorsville, NC 28681  
*No title examination requested of or performed by the Preparer of this instrument and no closing performed by the Preparer of this instrument.*  
Brief description for the Index: \_\_\_\_\_

THIS DEED made this 3rd day of August, 2023, by and between:

Grantor: Larry Carlton and wife, Andrea Carlton

Address: 1544 C Road  
Loxahatchee, FL 33470-4225

216639

Grantee: Larry Carlton and Andrea Carlton as Co-Trustees of the Carlton Family Revocable Trust dated November 28, 2017

Address: 1544 C Road  
Loxahatchee, FL 33470-4225

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 in that certain lot or parcel of land situated in the City of \_\_\_\_\_, Lewis Fork Township, Wilkes County, North Carolina and more particularly described as follows:

DF

For complete description see Exhibit "A" attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1379 at Page 286.

All or a portion of the property herein conveyed \_\_\_\_\_ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book \_\_\_\_\_ at 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, other than the following exceptions:

All matters of record.

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

  
\_\_\_\_\_  
Larry Carlton (SEAL)

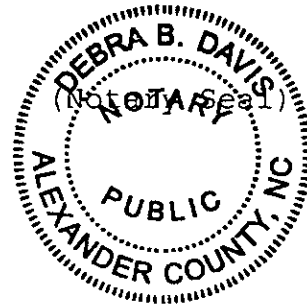
  
\_\_\_\_\_  
Andrea Carlton (SEAL)

STATE OF North Carolina  
COUNTY OF Alexander

I, Debra B Davis, the undersigned Notary Public of the County of Alexander and State aforesaid, certify that Larry Carlton and Andrea Carlton 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 the 3<sup>rd</sup> day of August, 2023.

Debra B Davis  
Notary Public  
Printed Name: Debra B Davis  
My Commission Expires: 8-16-2024



# EXHIBIT A

A certain tract or parcel of land containing 4.69 acres, lying and being in Lewis Fork Township, Wilkes County, North Carolina being the land as conveyed to Claude Huffman (Heirs) by deed recorded in Db. 274, pg. 243, Wilkes County Registry (WCR). Bounded on the east by Oscar and Carolyn White, and Tony and Dianne Davis, on the south by Tony and Dianne Davis, on the west by Harry and Kathlyn Foster, and being more particularly described by bearings rotated to Deed North - Db. 630, pg. 614 (WCR) as surveyed by Russell N. Vogel, P.L.S., L-3106 on November 26, 2003;

Beginning on an existing one-half inch conduit, said conduit being a common corner of the land as conveyed to Oscar and Carolyn White by deed recorded in Db. 632, pg. 927 (WCR) and Tony and Dianne Davis by deed recorded in Db. 630, pg. 614 (WCR), said conduit being located South 80° 02' 37" West 475.63 feet from an existing iron and running thence with said Davis' line the following five (5) courses and distances: (1) South 26° 04' 00" East 145.51 feet to a five-eighths inch re-bar set, (2) South 57° 07' 02" West 67.51 feet to a five-eighths inch re-bar set in an existing gravel drive, (3) leaving said drive continuing the same line South 57° 07' 02" West 200.49 feet to a point in the centerline of an existing gravel drive, (4) continuing the same line South 57° 07' 02" West 22.57 feet to a five-eighths inch re-bar set, (5) continuing the same line South 57° 07' 02" West 3.00 feet to a marked Maple along a branch, said Maple being a common corner of the land as conveyed to Tony and Dianne Davis by above mentioned deed and Harry and Kathlyn Foster by deed recorded in Db. 575, pg. 595 (WCR); thence with said Foster's line North 39° 48' 39" West 42.71 feet to a large Maple; thence continuing with said Foster's line along an old barbed wire fence the following seven (7) courses and distances: (1) North 51° 36' 48" West 52.41 feet to a metal fence post, (2) North 25° 53' 11" West 199.59 feet to a five-eighths inch re-bar set, (3) North 29° 42' 51" West 132.36 feet to a five-eighths inch re-bar set, (4) North 01° 18' 16" East 145.53 feet to a five-eighths inch re-bar set, (5) North 20° 09' 34" East 179.64 feet to a five-eighths inch re-bar set, (6) North 05° 44' 47" East 26.13 feet to a five-eighths inch re-bar set, (7) North 10° 31' 06" East 149.22 feet to a five-eighths inch re-bar set in the line of the land as conveyed to Oscar and Carolyn White by deed recorded in Db 632, pg. 927 (WCR); thence with said White's line the following five (5) courses and distances: (1) South 52° 40' 04" East 23.44 feet to a nail set in an Oak stump, (2) South 49° 56' 15" East 34.05 feet to a nail set in the base of a marked Maple, (3) along an old fence South 38° 18' 10" East 41.41 feet to a nail set in a Blackgum Stump, (4) along an old fence South 26° 01' 48" East 314.08 feet to a five-eighths inch re-bar set, (5) South 26° 01' 48" East 229.00 feet to the point of beginning, containing 4.69 acres by coordinate geometry.

FOR BACK TITLE see Deed recorded in Book 1379 at Page 286 of the Wilkes County Registry, this being the same property therein conveyed.