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07-00434

2897-16-5581

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FILED ELECTRONICALLY
WILKES COUNTY NC
MISTY M. SMITHEY
REGISTER OF DEEDS

FILED Jun 21, 2022
AT 02:18:54 PM
BOOK 01357
PAGE 0361
INSTRUMENT # 04697
EXCISE TAX \$220.00

\$ 110,000

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$220.00

Parcel Identifier No. 0700434 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Benbow, Davidson & Martin, P.C. 309 Davie Avenue, Statesville, NC 28677

This instrument was prepared by: Luke S. Martin, Attorney at Law

Brief description for the Index: _____

THIS DEED made this 20th day of June, 2022, by and between

GRANTOR

Kent E. McNeil and wife, Susan W. McNeil;
Michael W. McNeil and wife, Linda T. McNeil;
and Madge E. McNeil, Single
974 Gladys Fork Rd
Ferguson, NC 28624

GRANTEE

Steven Ray Stewart and Gary Wayne Stewart
as joint tenants with right of survivorship
149 Bolick Rd
Stony Point, NC 28678

209521

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the Elk Township, Wilkes County, North Carolina and more particularly described as follows:

Parcel #: 0700434

Property Address: 20.5 acres Shell Creek Rd, Ferguson, NC 28624

See Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 930, Page 332.

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

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

submitted electronically by "Benbow & Martin, PC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the Memorandum of Understanding with
the Office of the Register of Deeds of Wilkes County. NCGS 47-14(a1)(5).

James E McNeil died on 09/06/2015

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

Michael W. McNeil (SEAL)
Print/Type Name: Michael W. McNeil

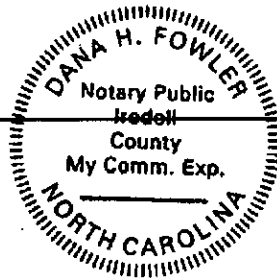
Linda T. McNeil (SEAL)
Print/Type Name: Linda T. McNeil

State of North Carolina - County or City of Alexander
I, the undersigned Notary Public of the County or City of Alexander and State aforesaid, certify that Michael E. McNeil and wife, Linda T. McNeil 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 20 day of June, 2022

My Commission Expires: 3-21-2025

(Affix Seal)

Dana H. Fowler
Notary Public
Dana H. Fowler
Notary's Printed or Typed Name



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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.

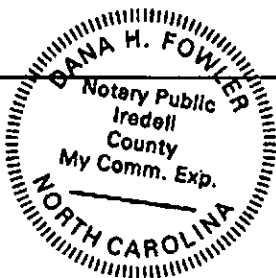
Kent E. McNeil (SEAL)
Print/Type Name: Kent E. McNeil
Susan W. McNeil (SEAL)
Print/Type Name: Susan W. McNeil

State of North Carolina - County or City of Alexander
I, the undersigned Notary Public of the County or City of Alexander and State aforesaid, certify that Kent E. McNeil and wife, Susan W. McNeil 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 20 day of June, 2022

My Commission Expires: 3-21-2025

(Affix Seal)

Dana H. Fowler
Notary Public
Dana H. Fowler
Notary's Printed or Typed Name



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

Madge E McNeil

Print/Type Name: Madge E. McNeil

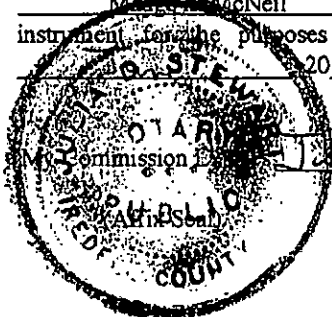
State of North Carolina

- County or City of Tredwell

I, the undersigned Notary Public of the County or City of Tredwell and State aforesaid, certify that

Madge E McNeil 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 17 day of

March 2022



25, 2022

Julie D. Stewart

Notary Public

Julie D. Stewart

Notary's Printed or Typed Name

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Combined tracts 1, 2, & 3 on 9301332
(20.5 ac) Mapped

TRACT ONE:

BEGINNING at a dogwood on the east bank of Shell Creek, running North 77 degs. West 535 feet to a stake; thence North 11 degs. 30' West 165 feet to a white oak; thence North 37 degs. 30' West 171 feet to a post oak; thence North 22 degs. West 460 feet to a stake; thence North 10 degs. East 100 feet to a stake; thence North 1 deg. 30' East 100 feet to a spanish oak; thence North 36 degs. West 250 feet to a stake; thence North 35 degs. West 190 feet to a spanish oak at Augusta McNeil's corner on top of ridge; thence North 70 degs. East 326 feet to a maple; thence North 52 degs. East 139 feet to a stake at road; Augusta S. McNeil's corner; thence South 46 degs. 30' East with the Bryant Shell line 300 feet to a stake; thence South 63 degs. 15' East 80 feet to a stake; thence South 49 degs. East 200 feet to mouth of small branch at creek, Bryant Shell's corner; thence southward with creek, the following: South 14 degs. East 150 feet; South 0 degs. 45' East 100 feet; South 11 degs. 30' East 620 feet; South 7 degs. 30' East 360 feet to beginning, containing 20.03 acres.

➤ EXCEPTED from the above parcel of land is 1 acre more or less heretofore conveyed to Jesse Bare and wife, Rosa Emma Bare.

TRACT TWO:

BEING a 2.78-acre tract in Elk Township, Wilkes County, N.C. and being joined on the North by Bryant Shell, on the East by Robert H. Morrison, et al, on the west by the Grantee, formerly Billy D. Shell, as surveyed August 22, 1988 by Charles Jerry Ferguson, RLS 2405:

BEGINNING on a 3/8" spike driven in the center of SR 1169 0.3 mile northerly from its intersection with SR 1155 and being the Northwest corner of this conveyance, also the Northeast corner of Shirley M. Davis (Book 651, Page 339) and a corner with James McNeil (formerly Billy D. Shell Book 639, Page 103 tract) and being located North 52 degs. 00' East 129.0 feet from a marked maple found, North 52 degs. 00' East 91.24 feet from an existing iron found, Shirley M. Davis' Northwest corner and being North 52 degs. 00' East 23.7 feet from a marked birch found, thence with the Billy D. Shell tract line South 44 degs. 11' East 287.26 feet to a point, South 60 degs. 54' East 76.60 feet to a point, and south 46 degs. 41' East 191.50 feet to the mouth of a small branch and the East edge of a creek in Nathan Blanton's line (Book 636, Page 124 J; thence up said small branch North 39 degs. 00' East 86.00 feet and North 80 degs. 20' East 98.40 feet to a large beech found in Robert H. Morrison, et al (Book 616, Page 311); thence with Morrison's line North 33 degs. 10' West 130.47 feet to a mulberry found at a pine stump, North 42 degs. 18' West 234.39 feet with a marked line to a marked yellow pine, and North 20 degs. 14' West 113.11 feet to a marked old field pine found; thence a new line North 52 degs. 49' West 75.14 feet to a 24" oak on the North bank of a branch; thence South 56 degs. 11' 30" West 270.30 feet crossing the branch and the creek to the BEGINNING.

TRACT III

BEGINNING on P.K. nail in the center of S.R. 1155, at the intersection of said road and S.R. 1169, said nail being located South 70 degs. 19' 18" East 138.95 feet from an iron; thence running North 27 degs. 30' 12" West 40.06 feet to an iron on the north side of S.R.

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1155, thence crossing s.r. 1169 South 79 degs. 59' 49" East passing through an iron at 465.36 feet a total distance of 478.36 feet to a point in the center of Mill Creek, thence with said creek the following 9 courses and distances 1) south 15 degs. 00' 19" West 84.95 feet, (2) south 2 degs. 14' 13" East 70.68 feet to a nail and cap in the center of a bridge, 3) South 19 degs. 46' 18" East 117.70 feet, 4) South 08 degs. 07' 05" East 62.21 feet, 5) south 12 degs. 28' 37" West 42.06 feet, 6) South 20 degs. 05' 09" East 72.29 feet, 7) South 54 degs. 49' 00" East 89.31 feet, 8) South 14 degs. 44' 05" East 57.03 feet, 9) South 24 degs. 07' 17" East 42.09 feet to a point in the center of the creek; thence leaving said creek South 05 degs. 00' 21" East passing through an iron at 42.08 feet making a total distance of 132.08 feet to an iron next to a stone; thence North 41 degs. 44' 51" West 55.03 feet to an iron on the west side of S.R. 1170; thence with said road the following 4 courses and distances, 1) North 15 degs. 13' 36" West 137.37 feet, 2) North 26 degs. 15' 43" 40.17 feet, 3) North 32 degs. 15' 00" West 172.28 feet, 4) North 13 degs. 17' 42" West 235.71 feet to a point in the center of S.R. 1155, thence North 65 degs. 18' 46" West 415.24 feet to the point of BEGINNING containing 1.53 acres as surveyed by Tom Frazier RLS L-1286 on December 27, 1993, and being the northeast and eastern portion of land conveyed to Barney Bamby by deed recorded in 659 DB 982 WCR.

For back title to TRACTs I, II, and III see Deed Book 930, Page 332.