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723- pt 004
846/1798

Received by & Return to:
McElwee & McElwee, Attorneys at Law
906 Main St., North Wilkesboro, NC 28659

03/11/1999

Book 0846 Page 0798

EXCISE TAX \$28.00

\$28.00

ROWAN COUNTY NC



Real Estate
Excise Tax

FILED
ROWAN COUNTY NC
03/11/1999 12:40 PM
BOBBIE H. EARNHARDT
Register of Deeds
Deputy/Recorder

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 16th day of February, 1999, by and between **RICHARD C. CURRENT** and wife, **CARLEEN H. CURRENT**, and **HELPING HANDS MINISTRIES, INC.**, Grantors, and **TROY D. ROLLA** and wife, **LORI A. ROLLA**, Grantees, whose address is 202 Don Castle Court, Concord, NC.

WITNESSETH

That the Grantors, for valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantee in fee simple, that certain lot or parcel of land situated in Scotch-Irish Township, Rowan County, North Carolina, and more particularly described as follows:

LOT 1: BEING a 2.07 acre tract bounded on the East by Emily E. Hood (Book 743, Page 99), on the Southeast by Mt. Vernon Road (S.R. 1986), on the Southwest by the Grantors, and on the North by David P. Majors (Book 726, Page 397), and being more particularly described in a survey by Richard C. Current, P.L.S., dated December 8, 1998, in the attached **EXHIBIT A**.

LOT 1A: BEING an undivided interest in a 0.27 acre tract shown as "Lot 1A, Sanitary Drain Field" on the plat recorded in Book 9995, Page 3512 of the Rowan County Registry, and being more particularly described in a survey by Richard C. Current, P.L.S., dated December 8, 1998, in the attached **EXHIBIT B**.

ALSO CONVEYED is a 24 feet wide nonexclusive easement for the installation and maintenance of a sanitary sewer line and appurtenant structures, said easement being 12 feet on both sides of the centerline more particularly described in a survey by Richard C. Current, P.L.S., dated December 8, 1998, in the attached **EXHIBIT C**. This easement is appurtenant to Lot 1 and Lot 1A described above.

SEE ALSO: "Restrictions Subject to Old Guffy Place Now Belonging To Richard C. Current and Carleen H. Current Which Will Run With The Land", in the attached **EXHIBIT D**.

By acceptance of this deed, the Grantees acknowledge that they are accepting the sewer line and appurtenant structures located within the easement and the sanitary drain field located within Lot 1A "as is" and without any warranty as to the condition of said sewer line and drain field.

TO HAVE AND TO HOLD the Grantors' interest in the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

Return to:
RFS

Reggie Smith

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5978

MAP	723
PAR	004
SP	
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LIN	
GC	
PAID	P
INT	5

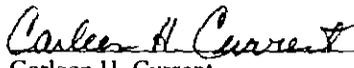
Rowan County Assessor's Office

And the Grantors covenant with the Grantees that the Grantors are seized of a one-tenth undivided interest in the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that the Grantors will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

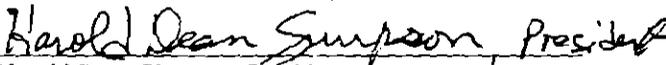
Title to the property hereinabove described is subject to the following exceptions:
Easements and restrictions of record.

IN WITNESS WHEREOF, the Grantors have set their hands and seals, this 16th day of February, 1999.


Richard C. Current (SEAL)


Carleen H. Current (SEAL)

HELPING HANDS MINISTRIES, INC.

By: 
Harold Dean Simpson, President

Attest: 
Pat Simpson, Secretary



NORTH CAROLINA
WILKES COUNTY

Alexander

I, Anita B. Walker, a Notary Public of the County and State aforesaid, do hereby certify that Richard C. Current and Carleen H. Current personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 16 day of February, 1999.

Anita B. Walker
Notary Public
My Commission Expires: 8-6-03

NORTH CAROLINA
WILKES COUNTY

Alexander

I, Anita B. Walker a Notary Public of the County and state aforesaid, do hereby certify that Pat Simpson personally came before me this day and acknowledged that (s)he is _____ Secretary of HELPING HANDS MINISTRY, INC., a corporation, and that by authority duly given and as the act of the corporation the forgoing instrument was signed in its name by its _____ President, sealed with its corporate seal, and attested by herself as its _____ Secretary.

Witness my hand and official seal this 16 day of February, 1999.

Anita B. Walker
Notary Public
My Commission expires: 8-6-03

The foregoing certificate of Anita B. Walker N/P Alexander Co. NC 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.

BOBBIE M. EARNHARDT
Register of Deeds for Rowan County

BY: Sandra D. Campbell
Deputy / ~~Assistant~~ Register of Deeds

3-11-1999

EXHIBIT A

Lots
Subdivisions
Land Surveys
Topographical Maps

CURRENT SURVEYING AND MAPPING, P.A.

1353 Brushy Mountain Road
Wilkesboro, NC 28697
Richard C. Current, Reg. No. L-756

North Wilkesboro
(910) 838-3395

FAX (910) 838-1021



Troy D. & Lori A. Rolla
Scotch-Irish Township, Rowan County, N.C.
December 8, 1998

Lot 1

A certain tract or parcel of land containing 2.07 Acres lying in Scotch-Irish Township, Rowan County, N.C. and being more particularly described as follows:

Beginning on a railroad spike in SR 1986 (Mt. Vernon Road), said railroad spike being the most Southern corner of Lot 1, Recorded in Bk. 9995, Pg. 3512, thence leaving said road North 38 degrees 47 minutes 52 seconds West 430.29 feet to a musket barrel found in place, thence North 75 degrees 59 minutes 59 seconds East 376.00 feet to a 5/8" rebar in the old road, thence South 04 degrees 24 minutes 47 seconds East 258.26 feet to a railroad spike in SR 1986 (Mt. Vernon Road), thence with said road South 32 degrees 21 minutes 30 seconds West 116.72 feet to a railroad spike, thence South 36 degrees 50 minutes 52 seconds West 87.76 feet to the point of Beginning. Containing 2.07 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. This description is subject to all Notes on the plat for Troy D. & Lori A. Rolla dtd December 8, 1998.

See Map Recorded in Bk. 9995, Pg. 3512.



Lots
Subdivisions
Land Surveys
Topographical Maps

EXHIBIT C
CURRENT SURVEYING AND MAPPING, P.A.

1353 Brushy Mountain Road
Wilkesboro, NC 28697
Richard C. Current, Reg. No. L-756

North Wilkesboro
(910) 838-3395

FAX (910) 838-1021



**Centerline of 24' R/W for Sanitary Line from Individual Properties to Drain Field
December 8, 1998**

Beginning on a point, said point being located North 38 degrees 47 minutes 52 seconds West 44.80 feet from a railroad spike in SR 1986 (Mt. Vernon Road), said railroad spike being the most Southern corner of Lot 1 recorded in Bk. 995, Pg. 3512, thence South 35 degrees 00 minutes 38 seconds West 93.78 feet to a point, thence South 35 degrees 59 minutes 10 seconds West 166.20 feet to a point, thence South 36 degrees 42 minutes 24 seconds West 268.37 feet to a point, thence South 38 degrees 39 minutes 27 seconds West 252.19 feet to a point, thence South 40 degrees 56 degrees 18 seconds West 144.22 feet to a point, thence South 33 degrees 34 minutes 53 seconds West 101.02 feet to a point, thence South 35 degrees 09 minutes 01 seconds West 37.96 feet to a point, thence South 43 degrees 54, minutes 22 seconds West 53.15 feet to a point, thence South 55 degrees 57 minutes 35 seconds West 62.38 feet to a point, thence South 58 degrees 27 minutes 59 seconds West 53.24 feet to a point, thence South 44 degrees 58 minutes 59 seconds West 119.27 feet to a point, thence South 42 degrees 48 minutes 57 seconds West 478.81 feet to a point, thence South 62 degrees 06 minutes 02 seconds West 40.82 feet to a point, thence South 83 degrees 36 minutes 17 seconds West 55.08 feet to a point, thence South 87 degrees 49 minutes 34 seconds West 59.93 feet to a point, thence North 89 degrees 41 minutes 38 seconds West 184.44 feet to a point, thence South 64 degrees 39 minutes 27 seconds West 26.41 feet to a point, thence South 60 degrees 10 minutes 45 seconds West 389.12 feet to a point, said point being located North 29 degrees 45 minutes 49 seconds West 12.00 feet from a 5/8" rebar, said rebar being the Southeast corner of Lot 1A recorded in Map Bk. 995, Pg. 3512. Said Right of Way being 24 feet wide, 12' on each side of the above described lines. Actual field survey done under the direction and supervision of Richard C. Current. This description is subject to all Notes on the plat of Survey recorded in Map Bk. 995, Pg. 3512.

See Map Bk. 995, Pg. 3512.

EXHIBIT "D"
**RESTRICTIONS SUBJECT TO OLD GUFFY PLACE NOW BELONGING TO
RICHARD C. AND CARLEEN H. CURRENT WHICH WILL RUN WITH THE
LAND:**

1. **No mobile houses, single or double wides, trailers, basement houses, tents, shacks, garages, barns or other outbuildings shall be used on any lot at any time as a residence either temporarily or permanently.**
2. **Modular homes may be allowed, but must be approved by the Richard C. Current family.**
3. **Homes must consist of at least 1,500 square feet of heated living area, any two-story residence shall contain not less than 800 square feet of heated living space on the ground floor. All dwellings shall be of a quality of workmanship and materials that comply with the minimum requirements of the Federal Housing Administration and the State of North Carolina Building code in effect at the date hereon. All dwellings shall be used as single family dwellings.**
4. **No swine or poultry shall be permitted on the property.**
5. **It shall be permissible for horses or cows to be kept on the property, subject to limitations that the number shall be limited to one (horse or cow) per acre, after reduction of one acre allocated per home site.**
6. **No exotic animals shall be permitted on the property, such as tigers, wolves, snakes, etc.**
7. **No exposed concrete blocks shall be permitted on any home or outbuildings on the property.**
8. **No lot or tract or land shall be divided more than one time.**
9. **These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are reported, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the owners of the lots has been recorded agreeing to change said covenants in whole or in part.**
10. **Enforcement shall be by proceedings at law or in equity against any person or persons violating to violate any covenant either to restrain violation or to recover damages. The violator will be required to pay all legal expense and attorney fees which occur due to enforcement of these regulations.**
11. **Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.**
12. **Only dogs, cats, or other household pets may be kept provided they are not bred maintained over three in number, and then in such a manner so that the same shall not constitute any annoyance or nuisance to the neighborhood, or shall in any way be detrimental or injurious to the health of the neighborhood or adjacent neighbors.**
13. **No cars or motor vehicle can be parked on any lot or adjacent property unless such vehicle has a current license and inspection sticker.**

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