

Type: DEED
Recorded: 3/6/2025 3:57:40 PM
Fee Amt: \$806.00 Page 1 of 4
Revenue Tax: \$780.00
Alexander, NC
Scott H. Hines Register of Deeds
File#

BK 678 PG 1760 - 1763

ALEXANDER COUNTY TAX COLLECTOR
03/06/2025
NO DELINQUENT TAXES

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 780.00

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

Mail/Box to: Benbow, Davidson and 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 6th day of March, 2025, by and between

GRANTOR	GRANTEE
Perry Wayne White, single 1331 All Healing Springs Rd Taylorsville, NC 28681	Brian Douglas Miller 1422 East Main St Lincolnton, NC 28092

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 City of _____, _____ Township, Alexander County, North Carolina and more particularly described as follows:

56.897 acres All Healing Springs Road
Taylorsville North Carolina 28681
See Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 476 page 1629.
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 20 page 87.

Submitted electronically by "Benbow & Martin, PC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Alexander County Register of Deeds.

by:
fo. 3

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:

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

By: _____ (Entity Name) Perry Wayne White (SEAL)
Print/Type Name: Perry Wayne White

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

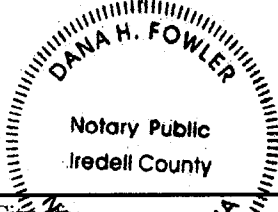
By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

State of North Carolina - County or City of Alexander

I, the undersigned Notary Public of the County or City of Iredell and State aforesaid, certify that Perry Wayne White, single 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 6th day of March, 2025.

My Commission Expires: 3-21-25
(Affix Seal)



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

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ 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 _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

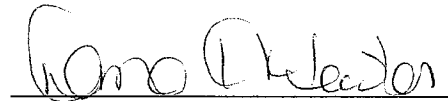
GRANTEE executes this deed for the purpose of releasing and abandoning the 30 foot right of way for access as recorded in Deed Book 490 Page 821 and shown on the Plat referenced in Exhibit A. Said Easement for Access is hereby abandoned for purposes of access. Neither The Grantee, nor their heirs or assigns shall have any right to use said right of way for ingress, egress or regress. Nothing herein shall negate Grantee's easement conveyed for the purposes of utilities.

 (seal)
Brian Douglas Miller

State of North Carolina - County or City of: Alexander

I, the undersigned Notary Public of the County or City of Tredell and State aforesaid, certify that **Brian Douglas Miller** 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 6th day of March 2025.

My Commission Expires: 3-21-25


Notary Public

(Affix Seal)

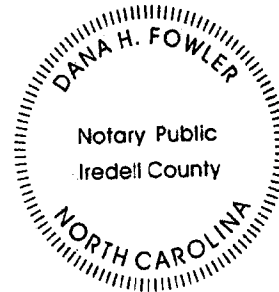


EXHIBIT A

Parcel #:

Property Address: 56.897 All Healing Springs Road Taylorsville North Carolina 28681

BEING ALL OF TRACT #2 containing 56.897 acres as shown on a Recombination Survey of Property Owned By PERRY WAYNE WHITE as platted planned and recorded in Plat Book 20 Page 87 of the Alexander County Registry, reference to said plat is hereby made for greater certainty of description.

ALSO CONVEYED HEREIN is an easement for the placement of utilities along, about and through the 30 foot right of way running with the Southernmost property line of Tract #1 as shown on the above referenced plat.

GRANTOR AND GRANTEE further agree that the 30 foot right of way for access as recorded in Deed Book 490 Page 821 and shown on the Plat above referenced is hereby abandoned for purposes of access. Neither The Grantee, nor their heirs or assigns shall have any right to use said right of way for ingress egress or regress. Nothing herein shall negate Grantee's easement above conveyed for the purposes of utilities.

THIS CONVEYANCE SUBJECT TO THE FOLLOWING RESTRICTIONS:

1. During the Life of Perry Wayne White there shall be a two hundred foot (200') wide buffer zone as shown in Plat Book 20 Page 87 and marked as "200' PROTECTION BUFFER" on said plat. During the life of Perry Wayne White this zone shall remain in its current condition with no trees, shrubs, or other natural vegetation removed or cleared by buyer and shall be free from any building or construction or other improvement with the exception that a roadway no more than 35 feet in width may be established across the "Protection Buffer" in order to access the State Road. The restrictions within the Protection Buffer shall expire at the death of Perry Wayne White.
2. During the life of Perry Wayne White the Property shall not be used for any Commercial Agricultural Operations. Commercial Agricultural Operations shall be defined as the growing of crops of any kind or the raising of livestock of any kind for the purpose of selling the produce of the crop or livestock to a third party. This restriction shall not apply to any garden or livestock kept on the Property for the personal consumption of the Grantee. Any livestock kept on the Property shall be confined thereto and shall not be allowed off of the Property. This Restriction shall expire upon the death of Perry Wayne White.