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FILED
CABARRUS COUNTY NC
LINDA F. McABEE
REGISTER OF DEEDS

FILED Feb 19, 2009
AT 03:49 pm
BOOK 08591
START PAGE 0105
END PAGE 0108
INSTRUMENT # 03636
EXCISE TAX *MLQ* \$0.00

Excise Tax \$-0-

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 20__

by _____
ENV Mail after recording to GRANTEE: _____

This instrument was prepared by BRANSON A. PETHEL, ATTORNEY AT LAW

Brief Description for the index

NO OPINION ON TITLE IMPLIED OR EXPRESSED.

**NORTH CAROLINA GENERAL WARRANTY DEED
LIFE ESTATE RESERVED**

THIS DEED made FEBRUARY 5, 2009, by and between

GRANTOR	GRANTEE
DELMER A. CAUBLE, WIDOW, Also known as D. A. CAUBLE, and further also known as DELMER A. CAUBLE, SR.	DELMER A. CAUBLE, SR. FOR HIS NATURAL LIFE AND REMAINDER TO: DELMER A. CAUBLE, JR. 305 Ore Drive Salisbury, North Carolina 28147-8837

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 **EXCEPT A LIFE**

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ESTATE RESERVED BY: DELMAR A. CAUBLE, SR. in fee simple, all that certain lot or parcel of land situated in NUMBER 7 Township, CABARRUS County, North Carolina and more particularly described as follows:
SEE ATTACHMENT "A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book , Page , Rowan County Registry.

A map showing the above described property is recorded in Map 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:

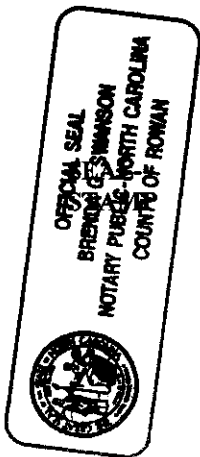
1. All general consumer utility easements.
2. LIFE ESTATE RESERVED BY: DELMER A. CAUBLE, SR.

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

Delmer A. Cauble (SEAL)
DELMER A. CAUBLE, Widow, AKA

D. A. Cauble (SEAL)
D. A. CAUBLE, and further known as

Delmer A. Cauble, Sr. (SEAL)
DELMER A. CAUBLE, SR.



NORTH CAROLINA, ROWAN County.

I, the undersigned, a Notary Public of the County and State aforesaid, certify that DELMER A. CAUBLE, WIDOW ALSO KNOWN AS D. A. CAUBLE, AND FURTHER KNOWN AS DELMER A. CAUBLE, SR., GANTOR, personally came before me this day and acknowledged the execution of the foregoing instrument, being personally well known to me or produced _____ as identification and being the person(s) who executed this instrument and acknowledged the same to be their act and deed.

Witness my hand and official stamp or seal, this 6th DAY OF February, 2009.

My commission expires: 12-13-2011 Brenda G. Swanson Notary Public

BRENDA G. SWANSON
TYPED/PRINTED NAME OF NOTARY

ATTACHMENT "A"

TRACT 1: (PIN:66035078410000; OLD PIN: 66035067740000)(REAL ID: 07-004-0010.00)
LYING AND BEING in No. 7 Township, Cabarrus County, North Carolina and more fully described
as follows:

ADJOINING the lands of Eli Shaver, John Wagoner, and others: BEGINNING at a stone, Eli Shaver's corner in Peeler and Beaver's line; thence with Shaver's line, South 69 deg. 15 min. East 488 feet to a stake by a white oak and sourwood stump, John Wagoner's corner in Shaver's line; thence with Wagoner's line, North 31 deg. 12 min. East 1899 feet to a post oak stump, Robert Miller's corner; thence North 29 deg. 30 min. West 725 feet to a stone, W. C. Cruse's and B. Howell's corner; thence South 53 deg. West 775 feet to a large hickory, John Wagoner's corner; thence South 14 deg. 30 min. West 36 feet to an iron pipe and pine knot; thence with John Wagoner's and E. C. Wagoner's line, South 70 deg. West, passing a hickory stump on the west side of the creek at 695 feet, in all 1233 feet to an iron stake in the center of the community road, E. C. Wagoner's new corner; thence a new line South 19 deg. 30 min. East 644 feet to an iron pipe, a new corner in the old line; thence with the old line, South 86 deg. 15 min. East 510 feet to a pine knot, Peeler and Beaver's corner; thence South 3 deg. West 473 feet to the beginning, containing 53.5 acres, more or less.

For back title see Deed Book 181, page 95 in the office of the Register of Deeds for Cabarrus County, N. C. See also Deed Book 127, page 128; Deed Book 178, page 193; and Deed Book 179, page 122 and Deed Book 180, page 65, Cabarrus County Registry.

BEING THE SAME PROPERTY AS CONVEYED IN BOOK 503, PAGE 461, CABARRUS COUNTY REGISTRY.

TRACT II: (PIN: 66034131690000; OLD PIN: 66034121820000)(REAL ID: 07-004-0005.00)
LYING AND BEING in Number Seven (7) Township of Cabarrus County, North Carolina on Shortcut Road, adjoining John Wagoner, Coy Peeler, William Beaver, and others, and described as follows: (OLD DESCRIPTION)

BEGINNING at a dogwood, Wagoner's corner and Corner of Wagoner's purchased school house lot, and runs thence North 25 West 200.0 feet to a point in the center of the Mt. Pleasant Public Road, D.M. Wagoner's new corner; thence with the center of said Road South 64-45 West 689.0 feet to a point in the center of said Road, D. M. Wagoner's new corner in the old line; thence with said old line South 08-30 East 1230.0 feet to a stone, Peeler and Beaver's corner; thence South 86-15 East 782.0 feet to an iron pipe, Cauble's new corner in the old line; thence a new line North 19-30 West 644.0 feet to an iron stake in the center of the community road, a new corner; thence North 70 East 538.0 feet to a hickory stump, John Wagoner's corner; thence with the line North 42-15 West 783.0 feet to the point of BEGINNING, containing 26.15 acres, more or less;

EXCEPTING from the above described property is all of that tract of land contained in deed recorded in Deed Book 478, Page 731, Cabarrus Registry, to which Deed reference is hereby made for a complete description of the property excepted herein.

For back reference, see Deed Book 560, Page 321, Cabarrus Registry.

This conveyance is made and accepted SUBJECT TO and free from any responsibility by Grantor for the location or existence of any hazardous substance, of any kind or nature, located on the above described property. Grantor excludes from the warranties contained herein any warranty relating to the existence of said hazardous substances, and Grantee, by accepting this Deed, accepts

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the property in its present condition, and agrees to be solely responsible for any said hazardous substances which are or might be located on the property.

SUBJECT TO THE RIGHT OF WAY FOR SHORTCUT ROAD;

SUBJECT TO THE PROVISION CONCERNING HAZARDOUS SUBSTANCES AS SHOWN ABOVE.

BEING THE SAME PROPERTY AS CONVEYED IN BOOK 1389, PAGE 255, CABARRUS COUNTY REGISTRY.

TRACT 3:(PART OF PIN:66035078410000; OLD PIN: 66035067740000)(REAL ID: 07-004-0010.00)

A 100 foot strip of real property on the Western and Southwestern sides of the following described lines:

BEGINNING at a point in the center line of Shortcut Road, State Road No. 2455, the Northeastern corner of real property owned by James Everette Thomas and described in Deed Book 472 at page 434 in the Cabarrus County Public Registry; thence with the Eastern line of James Everette Thomas, South 25 deg. East 200 feet to a dogwood; thence with the Northeastern line of James Everette Thomas, South 42 deg. 15 min. East 783 feet to a hickory stump.

This conveyance is given subject to any and all rights of way, easements, restrictions and covenants which may affect the above described property.

BEING THE SAME PROPERTY AS CONVEYED IN BOOK 478, PAGE 731, CABARRUS COUNTY REGISTRY.