

Alexander COUNTY
Jun 13 2000 \$81.00
NORTH CAROLINA 1000038562
REAL ESTATE EXCISE TAX

BOOK 410 PAGE 2287

FILED
BOOK 410 PAGE 2287
2000 JUN 13 PM 3:33
Benjamin W. Jones
REGISTER OF DEEDS
ALEXANDER COUNTY, NC

Excise Tax \$81.00

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by County on the day of
by

Mail after recording to

This instrument was prepared by Edward Jennings, Attorney
Brief description for the Index 11.00 ac. Tay Township

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 12th day of June, 2000, by and between

GRANTOR

JANICE BOSTIAN SHOOK and
husband, JIMMY M. SHOOK

GRANTEE

GORDON DOUGLAS DART
and wife, NANCY LEE DART

4920 Springs Road
Conover, NC 28613

Enter in appropriate block for each party: name, 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 or parcel of land situated in the City of n/a, Taylorsville Township, Alexander County, North Carolina and more particularly described as follows:

BEGINNING on a spike in Fred Jolly's line, Elbert Bostain's Southwest corner and runs with Bostain's line North 89° East 39-3/4 poles to a spike in Duke Power Company's line; thence with said line South 7° East 42 poles to a spike near a dogwood at the river; thence up the river South 86° West 49 poles to a spike; thence North 2° East passing Fred Jolly's corner 39-3/4 poles to the BEGINNING, containing 11.00 acres, more or less.

Title reference is made to deed from Thomas E. Bostian and wife, Margaret F. Bostian, dated January 31, 1983, and recorded in Book 236, page 903, Alexander County Registry, this being the identical lands conveyed therein.

THERE IS ALSO CONVEYED TO THE GRANTEES herein, their heirs and assigns, a perpetual right and easement for a cartway for the purpose of ingress, egress, and regress; said cartway is ten (10) feet and extends from Highway 16 to the above described tract, which was reserved in deed recorded in Book 43, page 590; said easement is appurtenant to and runs with the land hereinabove described.

3132

BK 0410PG2288

The property hereinabove described was acquired by Grantor by instrument recorded in

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

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.

(Corporate Name)

BY: _____

President

ATTEST: _____

Secretary (Corporate Seal)

USE BLACK INK ONLY

Janice Bostian Shook (SEAL)
Janice Bostian Shook

Jimmy M. Shook (SEAL)
Jimmy M. Shook

(SEAL)

(SEAL)

SEAL-STAMP

OFFICIAL SEAL
Mary Alice Alexander Co. NC
HELEN HAMMER
Commission Expires Sep 28, 2000

NORTH CAROLINA, _____ Alexander _____ County.

I, a Notary Public of the County and State aforesaid, certify that _____
Janice Bostian Shook and husband, Jimmy M. Shook _____ Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 12th day of June, 2000

My commission expires: 9/28/2000 *Helen Hammer* Notary Public

SEAL-STAMP

OFFICIAL SEAL
Mary Alice Alexander Co. NC
HELEN HAMMER
Commission Expires Sep 28, 2000

NORTH CAROLINA, _____ County.

I, a Notary Public of the County and State aforesaid, certify that _____

personally came before me this day and acknowledged that _____ he is _____ Secretary of _____ a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its _____ President, sealed with its corporate seal and attested by _____ as its Secretary.

Witness my hand and official stamp or seal, this _____ day of _____

My commission expires: _____ Notary Public

The foregoing Certificate(s) of _____
Helen Hammer

is ~~not~~ 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.

BENJAMIN W. HINES _____ ALEXANDER _____ COUNTY
REGISTER OF DEEDS FOR _____

By *Jean A. Starnes* _____ Deputy/Assistant - Register of Deeds