



Filed

Rockingham County, NC

Amy Lee Simpson, Register of Deeds

09/01/2016 11:59:18 AM

Fee Amt: \$26.00

NC Excise Tax: \$0.00

CATINIA E. WINCHESTER

NORTH CAROLINA SPECIAL WARRANTY DEED

✓ Excise Tax: NTC

Parcel ID No. 114591 and 114568

✓ This instrument was prepared by: Ben F. Tucker, Folger & Tucker, P.A.

✓ Mail after recording to: Grantee

THIS DEED made this 31 day of August, 2016, by and between:

GRANTOR

MARY ALISA ANDERSON, Separated

GRANTEE

✓ DONALD C. ANDERSON, JR.
329 Madison Beach Rd
Madison, NC 27025

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 located in City of _____, Madison Township, Rockingham County, North Carolina, and more particularly described as follows:

See Exhibit "A" attached hereto and made a part hereof.

This conveyance is made pursuant to N.C.G.S. 39-13.3(c) to dissolve the tenancy by the entirety and to comply with the terms and conditions of a Separation and Property Settlement Agreement between the parties dated May 26, 2016 and an Amendment to Separation Agreement and Property Settlement dated August 30, 2016.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 800, Page 1155, Rockingham County Registry.

A map showing the above described property is recorded in Plat Book 34, Page 22, and referenced within this instrument.

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. Taxes for the current year, rights of way of public highways and roads and public utilities, easements and restrictions of public record, and noncompliance, if any, with local, county, state or federal government laws, ordinances or regulations relative to zoning, environment, subdivision, occupancy, use, construction or the development of the subject property.
2. The law firm of Folger & Tucker, P.A. has not examined the title to the above described real property and therefore in no way guarantees that good and marketable title is being conveyed.

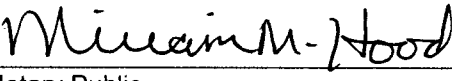
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

 (SEAL)
Mary Alisa Anderson

State of North Carolina
County of Rockingham

I, Miriam M. Hood, Notary Public, certify that Mary Alisa Anderson personally appeared before me this day, and acknowledged to me that she voluntarily signed the foregoing document for the purpose stated therein.

Witness my hand and official seal, this the 31 day of August, 2016.

 (SEAL)
Notary Public

My Commission expires: 3-17-17

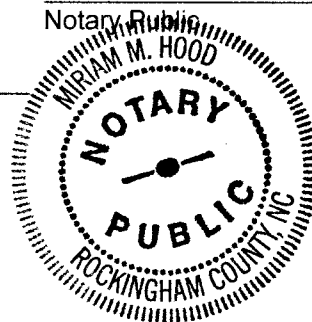


EXHIBIT "A"

BEING AND CONTAINING 17.19 acres, more or less, (consisting of a 3.44 acre tract and a 13.75 acre tract) as shown on plat of survey for Donald Anderson, Jr., dated March 5, 1981, revised August 7, 1987, and prepared by Kenneth A. Vaughn, R.L.S., reference being made to a (reduced) copy of same attached hereto and recorded herewith, said 17.19 acres being more particularly described as follows:

BEGINNING at a point in the centerline of Beaver Island Creek, same marking the northwest corner of the James E. Webster tract (Deed Book 643, at Page 252); thence with the western line of said Webster tract South 05 deg. 31 min. 13 sec. West, passing over a reference iron in line at 28.58 feet, a total distance of 409.08 feet to an iron marking the northeast corner of the Frank G. Shelton tract; thence with the northern line of said Shelton tract the following courses and distances: North 79 deg. 30 min. 17 sec. West 41.47 feet to an iron, North 73 deg. 54 min. West 146.80 feet to a marked poplar, North 88 deg. 00 min. West 194.60 feet to an iron, North 79 deg. 45 min. 03sec. West 113.11 feet to an iron, North 64 deg. 37 min. 54 sec. West 68.35 feet to an iron, North 78 deg. 39 min. West 51.30 feet to an iron, South 89 deg. 08 min. West 320.15 feet to an old iron, and North 87 deg. 37 min. 35 sec. West 206.44 feet to an old iron; thence North 31 deg. 39 min. 35 sec. West, passing over an old iron in line at 12.30 feet, a total distance of 68.00 feet to a point in the centerline of a gravel drive at its intersection with the terminus of SR 1164; thence running partially with the western line of the Billy Lee Vernon tract (Deed Book 713, at Page 394), North 34 deg. 54 min. 37 sec. West, passing over an iron in line at 20.00 feet, a total distance of 133.77 feet to an iron; thence continuing with said Vernon line, North 04 deg. 01 min. 05 sec. West 52.50 feet to an old iron marking the southeast corner of the Leon Snead tract (Deed Book 661, at Page 196), North 04 deg. 01 min. 05 sec. West 212.46 feet to an old iron marking the southeast corner of the Ronald S. Jackson tract (Deed Book 766, at page 1576); thence with the eastern line of said Jackson tract, North 17 deg. 48 min. 22 sec. East 208.54 feet to an old iron in the eastern line of the Leon Snead tract (Deed Book 661, at Page 196); thence with said Snead line, South 89 deg. 10 min. 58 sec. East 70.00 feet to an iron; thence with the southern and eastern lines of the "Sloop" tract (Deed Book 718, at Page 547), North 87 deg. 25 min. 42 sec. East 208.63 feet and North 02 deg. 38 min. 35 sec. West, passing over a reference iron in line at 180.33 feet, a total distance of 208.70 feet to a point in the centerline of Beaver Island Creek; thence with the centerline of said creek (the traverse line of this survey running from reference iron to reference iron and being as follows: North 79 deg. 15 min. 25 sec. East 210.64 feet to a point, South 32 deg. 22 min. 35 sec. East 225.95 feet to a point, South 45 deg. 07 min. 35 sec. East 183.22 feet to a point, South 10 deg. 30 min. 35 sec. East 335.82 feet to a point, South 47 deg. 29 min. 35 sec. East 129.08 feet to a point, North 78 deg. 07 min. 55 sec. East 148.92 feet to a point, North 56 deg. 31 min. 55 sec. East 155.90 feet to a point, and North 71 deg. 31 min. 12 sec. East 73.40 feet) as it meanders to the point and place of beginning.

The above-described parcel is the same and identical tract of land described as 15.6 acres under deed dated October 30, 1981, from W. Eugene Russell, Trustee, to Frank Shelton, Inc. Recorded in the Office of the Register of Deeds for Rockingham County, North Carolina in Deed Book 743, at Page 807.

TOGETHER with all the grantor's right title and interest in a spring-well lying on the lands immediately to the west of the premises here conveyed as recorded in Deed Book 743, at Page 807.

SAVE AND EXCEPT from the above-described real estate a 1.856 acre tract known as Lot 2 as shown on a survey plat recorded in Plat Book 34, Page 22, Rockingham County Registry conveyed in Deed Book 948 at Page 1324, and a 1.604 acre tract known as Lot 3 as shown on a survey plat recorded in Plat Book 34, Page 22, Rockingham County Registry conveyed in Deed Book 948 at page 1326.

SAVE AND EXCEPT the right-of-way area granted to the North Carolina Department of Transportation as described and recorded in Deed Book 865, Page 754, Rockingham County Registry.

Specifically included and being a part of the above-described real estate is a 2.438 acre tract known as Lot 1 as shown on a survey plat recorded in Plat Book 34, Page 22, Rockingham County Registry.