

CATAWBA COUNTY  
#657

02-29-00

*RM*  
NORTH CAROLINA \$280.00  
REAL ESTATE EXCISE TAX

REVENUE \$280.00

BOOK 2194 PAGE 37

FILED Filed February 29, 2000  
RUTH MACKIE at 11:38 A.M. and  
'00 FEB 29 AM 11 38 recorded in Book  
2194, Page 37.

REC'D OF DEEDS  
CATAWBA CO., N.C.

*Ruth Mackie*  
RUTH MACKIE, REGISTER OF DEEDS  
Recording Time, Book and Page rsb

2477

Excise Tax

280.00

Tax Lot No. 2793-15-73-4239

Parcel Identifier No.

Verified by  
by

County on the day of , 19

005194

Mail after recording to DAB, LLC  
707 & 695 17TH ST & 1711 17TH AVE, NW, HICKORY, NC 28601

This instrument was prepared by ☒ D. STEVE ROBBINS  
Brief description for the Index

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 29th day of FEBRUARY, 2000, by and between

GRANTOR

GRANTEE

TOUA D. KHANG and WIFE SHOUA H. KHANG

DAB, LLC

1729 N. CENTER ST.  
HICKORY, NC 28601

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

CATAWBA

HICKORY  
County, North Carolina and more particularly described as follows: HICKORY Township,

BEGINNING at a mag nail set in the western margin of 17th Street, NW, and in the southern portion of 7th Avenue, NW, and runs thence in and parallel to 17th St., NW, South 05\* 00' 00" West, 280.00 feet to a rebar set; thence South 05\* 00' 00" West 19.75 feet to a rebar set; thence South 05\* 00' 00" West 197.66 feet to a rebar set at the intersection of the northern boundary of 6th Ave., NW, and the western boundary of 17th St., NW; thence with the northern boundary of 6th Ave., NW, North 81\* 40' 00" West 200 feet to a pipe, found in the southeast corner of Thurston J. Reinhardt (Book 416, Page 121); thence with the Reinhardt line, North 05\* 00' 00" East 200.08 feet to a pipe, found; thence North 23\* 20' 36" West 23.32 feet to a rod, found in another corner of Thurston J. Reinhardt (Book 940, Page 263); thence with the eastern boundary of Thurston J. Reinhardt, North 05\* 35' 40" East 274.60 feet to an angle iron in the southern margin of 7th Ave., NW; thence with the southern margin of 7th Ave., NW, South 82\* 24' 25" East 208.10 feet to the point of Beginning, containing 2.337 acres, as per survey by Grier Land Surveying, dated April 26, 1996.

(DESCRIPTION CONTINUED ON BACK)

For partial chain of title, see Book 1981, at Page 359; Book 940, at Page 264 and Book 299, at Page 440, Catawba County Registry.

See also minutes of the action of City of Hickory during the month of April, 1996, wherein a street called 6th Avenue Place, NW, was closed, said street formerly running across the property conveyed herein from 17th Street, NW, in a westerly direction up to and through the property of Thurston J. Reinhardt.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1981, Page 359, CATAWBA Registry

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:

This conveyance is made subject to all restrictive covenants, easements and restrictions of record affecting the title to said real estate and all easements or rights-of-way visible upon the property.

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)

CATAWBA

County.

TOUA D. KHANG and WIFE

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

SHOUA H. KHANG

Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 29th day of FEBRUARY 2000

My commission expires: 09/01/2001

Kelley L. Abernethy Notary Public

SEAL-STAMP

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 \_\_\_\_\_, 19\_\_\_\_\_.

My commission expires: \_\_\_\_\_ Notary Public

The foregoing Certificate(s) of

Kelley L. Abernethy, a Notary Public of Catawba Co., N.C.

is/are 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.

By RUTH MACKIE REGISTER OF DEEDS FOR CATAWBA COUNTY

XXXXX XXXXXX Register of Deeds

rsb