

FILED	Apr 07, 2020
AT	11:49:00 AM
BOOK	03564
START PAGE	0568
END PAGE	0570
INSTRUMENT #	06419
EXCISE TAX	\$140.00

Excise Tax \$140.00	Return after recording to →	The Williams Law Firm, Attorneys at Law, PLLC PO BOX 3739, Hickory, NC 28603
Tax Map ID #	Prepared by	
PIN ID # 603673	M. Elizabeth Williams	

BRIEF DESCRIPTION FOR INDEX →

STATE OF NORTH CAROLINA

COUNTY OF Catawba

DATE

April 6, 2020

# GENERAL WARRANTY DEED

JTB of Hickory, LLC A North Carolina Limited Liability Company	Luther J. Rollins, Jr. and wife, Mary O. Polk
Whose mailing address is: 3211 7th St Dr NE Hickory, NC 28601	Whose Mailing Address is: 420 18 <sup>th</sup> Ave Lane NW Hickory, NC 28601
"Grantor"	"Grantee"

Enter in appropriate block for each Grantor and Grantee: title vesting name, mailing address, and, if appropriate, character of entity, (e.g., corporation, partnership, trust, unincorporated association, etc.)

NOTE: When reference herein is made to the GRANTOR and/or the GRANTEE, the singular shall include the plural, the neuter shall include the masculine as well as the feminine.

## WITNESSETH

FOR VALUABLE CONSIDERATION RECEIVED, receipt of which is hereby acknowledged, the GRANTOR hereby has bargained sold and conveyed in fee simple unto the GRANTEE all that certain lot or parcel of land the City of Hickory, HICKORY Township Catawba County more particularly described as follows:

FOR LEGAL DESCRIPTION SEE EXHIBIT "A"

ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

**TO HAVE AND TO HOLD** this realty and all privileges and appurtenances thereto belonging unto the GRANTEE its heirs, successors and/or assigns 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 the title is marketable and free and clear of all encumbrances, and that GRANTOR will forever warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Any restrictions and/or easements affecting the subject realty.

Any matters an accurate survey of the subject realty would have revealed.

2020 Ad Valorem taxes.



Seller(s) to  
CHECK



**SELLER'S "RESIDENCE" DISCLOSURE**

If checked,  
the property described herein includes the primary residence  
of at least one of the Grantor(s) pursuant to N.C. Gen. Stat. 105-317.2.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing.

JTB of Hickory, LLC

By: John Timothy Bowman Member  
John Timothy Bowman, Member

(Seal)

BY: \_\_\_\_\_ (Seal)

Title: \_\_\_\_\_

USE BLACK INK ONLY

<p>(Official Seal)</p>	<p>STATE OF NORTH CAROLINA COUNTY OF CATAWBA</p> <p>I certify that the following person(s) personally appeared before me this day, acknowledging to me that he or she signed the foregoing document for the purpose stated therein:</p> <p>John Timothy Bowman, Member of JTB of Hickory, LLC</p> <p><u>M. Elizabeth Williams</u> Date: <u>4/6/2020</u></p> <p>Notary Public Printed Name: M. Elizabeth Williams My Commission Expires: April 11, 2024</p>
<p> </p>	<p> </p>

**EXHIBIT "A"**  
**LEGAL DESCRIPTION FOR**  
**Luther J. Rollins, Jr. and wife, Mary O. Polk**

Being all of Lot 1 as shown on that plat recorded in Plat Book 50, Page 67, Catawba County Registry.

Parcel ID: 279315724976

LRK/REID: 603673

**Along with an easement as follows:**

Grantor grants to Grantees their heirs and assigns, an appurtenant easement for ingress, egress and regress across the above-described property which shall run with that land identified as all of Lot 1 as shown on that plat recorded in Plat Book 50 at Page 67, Catawba County Registry; said appurtenant easement being more fully described as follows: BEGINNING at an iron located in the northern margin of the right of way for 6th Avenue, NW, the southeast corner of Lot 2 of a plat recorded in Plat Book 50 at Page 67, Catawba County Registry; thence N 02° 59' 46" E 90.41 feet to an iron pin; thence N 86° 54' 51" W 4.00 feet; thence S 02° 59' 46" W 90.41 feet; thence S 81° 35' 59" E 4.00 feet to the BEGINNING.