

on Jun 07, 2018 at 02:51:00 pm

Excise Tax \$0.00 (AT)

INST. #09445

DONNA HICKS SPENCER,
Register of Deeds

bk 03456 Pg 1341-1346

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: **\$0.00**

Recording Time, Book and Page:

Tax Map Nos. 036N 06006A, 032N 02008,
029N 01008, 168H 01026A, 037N 04003, 137H 01008,
180H 04007,

Parcel Identifier No: 374009077306, 374118208831, 374117008830,
373120905497, 372213138260, 374006391326, 279209166742,
279209067833, 279315723978, 279315724976

Mail after recording to: ✓ Daniel R. Green Jr., 1331 N. Center Street, Hickory, NC 28601

This instrument was prepared by: Daniel R. Green Jr.

THIS DEED made this 7th day of June, 2018, by and between

GRANTOR

DAB OF HICKORY, LLC, a NC limited liability company

Mailing Address: 1729 N. Center Street, Hickory, NC 28601

GRANTEE

JTB OF HICKORY, LLC, a NC limited liability company

Property Address: 1105-1107 N. College Avenue, Newton, NC 28658; 2000-2002 N. Thomas Avenue, Newton, NC 28658; 2006 N. Shipp Avenue, Newton, NC 28658; 1926 N. Ash Avenue, Newton, NC 28658; 2572 9th Avenue SE, Hickory, NC 28602; 1600-1602 N. Rankin Avenue, Newton, NC 28658; 632 28th Street SW, Hickory, NC 28602; 296 31st Street SW, Hickory, NC 28602; 1710-1714 6th Avenue NW, Hickory, NC 28601; 607 17th Street NW, Hickory, NC 28601

Mailing Address: 3211 7th Street Drive NE, Hickory, NC 28601

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 and more particularly described as follows:

See Attached Exhibit "A".

The attorney preparing this deed has not conducted a title search or closing, and therefore, makes no formal opinion as to the status of title of said property.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2366, Page 1094, Book 2463, Page 1122, Book 2468, Page 749, Book 2501, Page 1959, Book 2509, Page 778, Book 2567, Page 1956, Book 2876, Page 1677, Book 2555, Page 1587, and Book 2206, Page 516, Catawba County Registry.

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A map showing the above described property is recorded in Plat Book 51, Page 40, Book 58, Page 15, Book 2, Page 70, Book 58, Page 92, Book 1, Page 348, and Book 50, Page 67, and referenced within this instrument.

Does the above described property include the primary residence of Grantor (yes/no) ? **No**

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:

Easements, restrictions, and rights of way of record affecting the property;

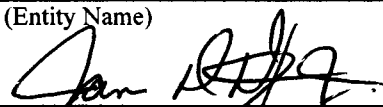
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

DAB OF HICKORY, LLC,

(Entity Name)

(SEAL)

By:

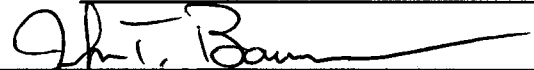


James D. Dietz, Jr.

Title: Member/Manager

(SEAL)

By:



John T. Bowman

Title: Member/Manager

(SEAL)

NORTH CAROLINA, CATAWBA COUNTY

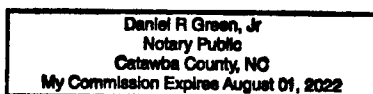
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **James D. Dietz, Jr., Member/Manager of DAB of Hickory, LLC.** Witness my hand and official stamp or seal, this the 7th day of June, 2018.

My Commission Expires:

8/1/22


Notary Public

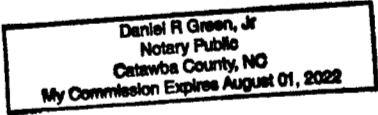
Print Notary Name: Daniel R. Green, Jr.



NORTH CAROLINA, CATAWBA COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **John T. Bowman, Member/Manager of DAB of Hickory, LLC.** Witness my hand and official stamp or seal, this the 7th day of June, 2018.

My Commission Expires: 8/1/22



Daniel R. Green, Jr.
Notary Public

Print Notary Name: Daniel R. Green, Jr.

WEB

Exhibit "A"

PARCEL 1:

BEING all of Lot 7 as recorded in Plat Book 51, Page 40, Catawba County Registry.

Parcel Address: 1105-1107 N. College Avenue, Newton, NC 28658

Parcel ID: 374009077306

LRK(REID): 902608

PARCEL 2:

Being all of Lot 2 as shown on that plat recorded in Plat Book 58, Page 15, Catawba County Registry.

Parcel Address: 2000-2002 N. Thomas Avenue, Newton, NC 28658

Parcel ID: 374118208831

LRK(REID): 27856

Tax Map: 036N 06006A

PARCEL 3:

BEGINNING at an iron stake on the West side of a street known as North Ashe Avenue, being one block West of North Main Avenue, in the Town of Newton, and formerly known as First Street, corner of Lee Setzer; and running with the edge of said Avenue, South 1° East 75 feet to an iron stake in the line of lot conveyed on August 4, 1944, to Harold C. Propst and wife; thence with Propst line, South 88° 20' West 119.7 feet to an iron stake on the line of the Evans lot; thence with his line, North 4° 45' West 66.4 feet to an iron stake, said line passing between and including Garage No. 1 and 2 on this lot; thence with the line of Lee Setzer, North 83° 45' East 124.5 feet to the Beginning.

Parcel Address: 2006 N. Shipp Avenue, Newton, NC 28658

Parcel ID: 374117008830

LRK(REID): 26997

Tax Map: 032N 02008

PARCEL 4:

Being all of Lot 1 as shown on that plat recorded in Plat Book 58, Page 92, Catawba County Registry.

Parcel Address: 1926 N. Ash Avenue, Newton, NC 28658

Parcel ID: 373120905497

LRK(REID): 26234

Tax Map: 029N 01008

PARCEL 5:

Beginning at an existing iron pin in the southern line of Ernest L. West, northwestern corner of Randy L. Sigmon and runs thence with the western line of Sigmon South 28° 22' East 256.40 feet to an existing iron pin, southeastern corner of Randy L. Sigmon; thence with the northern line of Randy L. Sigmon North 84° 45' 10" West 165.13 feet to an existing iron pin; thence continuing with Sigmon North 84° 28' 30" West 15.0 feet to an existing iron pin in the eastern line of Glenn L. Seitz; thence with the eastern line of Seitz North 26° 35' 20" West 250.80 feet to an existing stone in the southern line of Robert L. Seitz; thence with the southern line of Robert L. Seitz and then with the southern line of Ernest L. West, South 84° 53' East 170.48 feet to the point and place of Beginning, containing 0.86 acres according to a boundary survey of the property of Larry Douglas Burleson and wife, Dixie Carpenter Burleson, prepared by J. Mike Honeycutt, Registered Surveyor, dated December 20, 1985.

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This conveyance is made subject to that certain 30-foot right of way agreement recorded in Deed Book 1391, Page 504, Catawba County Registry, North Carolina.

Parcel Address: 2572 9th Avenue SE, Hickory, NC 28602

Parcel ID: 372213138260

LRK(REID): 57403

Tax Map: 168H 01026A

PARCEL 6:

Being Lots Nos. 41, 42, 43, and 44 in Block "D" of the lands of the late M.J. Rowe, deceased, sold July 27, 1916, and shown on plat filed in the office of the Register of Deeds of Catawba County in Book of Plat No. 1, bounded as follows: Beginning at a stake at the intersection of Rankin Avenue (formerly Charlotte Highway), and a street (designated as Fourth Street), and runs with said Rankin Avenue, North 20-1/2 West 100 feet to a stake; thence South 60-1/4 West 300 feet to Rowe Street; thence South 20 1/2° East 100 feet to Fourth Street; thence with said street, North 60-1/4° East 300 feet to the BEGINNING.

From the above tract a lot 104 by 150 feet has been sold to Arthur Reitzel by deed dated August 13, 1949, and recorded in Book 402 at Page 564, and this lot is except from this conveyance.

Parcel Address: 1600-1602 N. Rankin Avenue, Newton, NC 28658

Parcel ID: 374006391326

LRK(REID): 28055

Tax Map: 037N 04003

PARCEL 7:

BEGINNING at a stake in the margin of 38th Street (old 37th Street) in the Town of Longview and in the West margin of said Street, at the Southeast corner of the Harry Rink lot and runs thence with the line of Harry Rink North 88° West 132 feet to a stake; thence South 4 1/2° West 75 feet to a stake; thence South 88° East 132 feet to a stake in the Western margin of 38th Street; thence with the Western margin of 38th Street North 4 1/2° East 75 feet to the Beginning corner.

Note that 38th Street is now 28th Street SW.

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Parcel Address: 632 28th Street SW, Hickory, NC 28602

Parcel ID: 279209166742

LRK(REID): 49154

Tax Map: 137H 01008

PARCEL 8:

BEGINNING at an iron stake in the western margin of 31st Street SW, James H. Massie's southeast corner and runs thence with Massie's southern line, South 40° 08' West 171.4 feet to an iron stake; thence South 71° 10' East 80.5 feet to an iron stake; thence North 40° 08' East 142.15 feet to an iron stake in the western margin of 31st Street SW; thence with said margin of said street North 49° 52' West 75 feet to the BEGINNING and being all of Lot No. 9 of the Cecil Reese property as surveyed and platted by Rex F. Miller in March, 1954.

For partial chain of title, see Estate File 01 E 557 in the Clerk of Superior Court of Catawba County and Book 509, Page 577 and Book 2555, Page 1587, Catawba County Registry.

Parcel Address: 296 31st Street SW, Hickory, NC 28602

Parcel ID: 279209067833

LRK(REID): 59953

Tax Map: 180H 04007

PARCEL 9:

Being all of Lot 2 as shown on that plat recorded in Plat Book 50, Page 67, Catawba County Registry.

Parcel Address: 1710-1714 6th Avenue NW, Hickory, NC 28601

Parcel ID: 279315723978

LRK(REID): 603674

PARCEL 10:

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

Parcel Address: 607 17th Street NW, Hickory, NC 28601

Parcel ID: 279315724976

LRK(REID): 603673