


Returned to Customer
There are no delinquent taxes that are a lien on tax parcel(s) 16-52603 described in this deed which the Rutherford County Tax Collector is charged with collecting.
Date 4/6/2022 Tax Collector Steve Webb


Doc ID: 006836970003 Type: CRP
Recorded: 04/06/2022 at 10:58:07 AM
Fee Amt: \$126.00 Page 1 of 3
Revenue Tax: \$100.00
Rutherford County, NC
Rachel Thomas Register of Deeds
BK **2059** PG **969-971**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$100.00
Parcel Identifier No.: 1652603 Verified by _____ County
on the _____ day of _____, 20____.

THIS DEED made this _____ day of March, 2022 by and between: NC **ADAM M. GINGERICH and wife, LYDIA D. GINGERICH** who has a mailing address of 216 Gettys Rd, Ellenboro NC 28040, GRANTOR AND **JOSEPH J. GINGERICH and wife MATTIE GINGERICH and ENOS J. GINGERICH, single**, whose has a mailing address of 216 Gettys Rd, Ellenboro, NC 28040, GRANTEE.

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 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 Rutherford County, North Carolina and more particularly described as follows:

(SEE ATTACHED EXHIBIT "A")

Being all of Rutherford County Tax Parcel #1652603 as shown in the Rutherford County Tax Mapping Department.

The above described property is located at 216 Gettys Road Ellenboro, NC 28040.

(The above described property does include the primary residence of the Grantor.)

****NO TITLE SEARCH PERFORMED OR REQUESTED.**

Prepared by/Return to: **Thomas W. Martin, Jr., Atty.
FLOWERS & MARTIN, P.A.
212 South DeKalb St., Shelby, NC 28150**

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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 claim of all persons whomsoever, other than the following exceptions: N/A.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Adam M. Gingerich (SEAL)
ADAM M. GINGERICH

Lydia D. Gingerich (SEAL)
LYDIA D. GINGERICH

State of North Carolina
County of Cleveland

I, the undersigned Notary Public of the County and State aforesaid, certify that **ADAM M. GINGERICH and wife, LYDIA D. GINGERICH** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this day of MARCH, 2022.

THOMAS W. MARTIN, JR.
NOTARY PUBLIC
CLEVELAND COUNTY, NC

Thomas W. Martin Jr
Notary Public

My commission expires:
6/30/2030

THOMAS W. MARTIN, JR.
NOTARY PUBLIC
CLEVELAND COUNTY, NC

Copy

BEGINNING at an existing iron pin (#5 rebar found), said beginning existing iron pin marking the northwest corner of the property of Fredrick Schoolcraft (see Deed Book 536, Page 315, Rutherford County Registry) and also being in the eastern line of the property of David C Withow (See Deed Book 963, Page 497, Rutherford County Registry) and runs thence with the eastern line of said Withow property as follows: North 06 deg. 49 min. 36 sec. East 468.21 feet to an existing iron pin (#4 rebar), said existing iron pin marking the northeast corner of said Withow property and also marking the southeast corner of the property of Max Burgin (see Deed Book 760, Page 586, Rutherford County Registry); thence with the eastern line of said Burgin property on the following 4 calls as follows: (1) North 09 deg. 07 min. 55 sec. East 252.10 feet to a 22" marked pine tree, (2) North 25 deg. 15 min. 06 sec. West 101.73 feet to a 20" marked poplar tree, (3) North 22 deg. 47 min. 31 sec. East 134.99 feet to a 20" marked Poplar tree and (4) North 09 deg. 07 min. 54 sec. East 60.83 feet to a 12" marked poplar tree, said tree marking the northeast corner of said Burgin property and the southeast corner of the property of Martha Ogburn et als (Estate File 09 E 525) and running thence with said Ogburn et als property, North 14 deg. 51 min. 36 sec. East 280.50 feet to a new iron pin (#5 rebar); thence continuing with said Ogburn et als property, North 02 deg. 53 min. 36 sec. East 105.99 feet to a new iron pin (#5 rebar); thence a new line, South 77 deg. 38 min; 28 sec. East 112.08 feet to an existing iron pin (#5 rebar) set in the line of the property of Linda L. Schoolcraft (Deed Book 1145, Page 501, Rutherford County Registry); thence with said Schoolcraft property, South 32 deg. 42 min. 38 sec. East 181.07 feet to an existing iron pin (#5 rebar); thence continuing with the Schoolcraft property on the following 5 lines: (1) South 63 deg. 14 min. 35 sec. East 169.54 feet to an existing iron pin (#5 rebar), (2) North 64 deg. 42 min. 21 sec. East 66.36 feet to an existing iron pin (#5 rebar), (3) South 76 deg. 47 min. 37 sec. East 130.71 feet to an existing iron pin, (4) North 72 deg. 32 min. 51 sec. East 97.41 feet to an existing iron pin (#5 rebar) and (5) North 88 deg. 15 min. 01 sec. East 129.37 feet to an existing iron pin, said iron pin being located in the eastern line of the property of William H. Withrow, Jr. (Deed Book 836, Page 581, Rutherford County Registry), South 04 deg. 35 min. 42 sec. West (passing an existing iron pin at 1,485.20 feet) a total distance of 1508.22 feet to a mag nail set in the center of North Carolina State Secondary Road #1785 (Gettys Road); thence with the center of North Carolina State Secondary Road #1785 (Gettys Road) South 68 deg. 48 min. 46 sec. West 132.79 feet to a point; thence with a curve to the right, said curve having a radius of 865.19 feet, an arch length of 162.89 feet and a chord bearing and distance of South 74 deg. 12 min. 23 sec. West 162.55 feet to a mag nail set in the center of said road; thence a new line, North 08 deg. 11 min. 01 sec. West 316.68 feet to a new iron pin (#5 rebar); thence another new line, South 49 deg. 12 min. 07 sec. West 176.97 feet to a new iron pin on the edge of a gravel road; thence another new line, South 16 deg. 20 min. 18 sec. East (passing an new iron pin on the edge of North Carolina State Secondary Road #1785 (Gettys Road) at 178.03 feet) a total distance of 216.47 feet to a point in the center of North Carolina State Secondary Road #1785 (Getty Road); thence with the center of said road, North 89 deg. 11 min. 12 sec. West 22.95 feet to a point and continuing with the center of said road, North 86 deg. 28 min. 42 sec. West 34.54 feet to a point; thence with the eastern line of said Fredric Schoolcraft property hereinabove referred to on the following two lines, North 21 deg. 20 min. 49 sec. West (passing an existing iron pin at 41.62 feet) a total distance of 475.96 feet to an existing iron pin and North 87 deg. 06 min. 12 sec. West 210.45 feet to the point and place of the Beginning and containing 27.63 acres, more or less, according to said survey.

Exhibit A