

BK: CRP 816
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DEED
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02-17-2020
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Total Pages 3



2020000406
YANCEY COUNTY, NC
SUSAN JOBE
REGISTER OF DEEDS

NC FEE \$26.00
STATE OF NC
REAL ESTATE
EXTX \$60.00
Total: \$86.00

This instrument was prepared by Staunton Norris, Attorney at Law, P. O. Box 548, Burnsville, North Carolina 28714, without review or examination of title to the hereinafter described property, and no opinions or representations are being made, either express or implied, by said attorney.

STATE OF NORTH CAROLINA

WARRANTY DEED

COUNTY OF YANCEY

DATE: 17 FEBRUARY, 2020

Yancey County Parcel No.:083300184688000

Does Not Include Grantor's Principal Residence:

Excise Tax: \$60.00

Verified by Yancey County on the 17 day of Feb., 2020 By: SJB

MICHAEL WAYNE CANIPE and wife, NATALIE E. CANIPE, GRANTORS, hereby deed to DANNY RAY CANIPE of 531 Bethel Church Road, Marion, NC 28752, GRANTEE, thus;

WITNESSETH:

FOR TEN DOLLARS AND 0/100 (\$10.00), and for other good and valuable considerations, the receipt of which are hereby acknowledged, the GRANTORS do hereby grant and convey (subject to exceptions and reservations hereinafter set forth, if any), unto the GRANTEE, his heirs, successors and assigns, that certain parcel or tract of land lying and being in Green Mountain Township, Yancey County, North Carolina, and being more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

TO HAVE AND TO HOLD, subject to the exceptions and reservations hereinabove set forth, the hereinbelow described parcel or tract of land, together with all

rights, privileges and appurtenances thereto belonging, unto him, the said GRANTEE, his heirs, successors and assigns, to their only use and behoof forever.

GRANTORS COVENANT to and with GRANTEE, his heirs, successors and assigns, that they are seized of the foregoing land in fee; that they have the right to convey the same, that the same is free and clear of all liens and encumbrances; and that they will forever warrant and defend the title to the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands and affixed their seals this the day and year first above written.

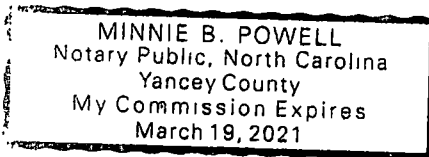
Michael Wayne Canipe (SEAL)
MICHAEL WAYNE CANIPE

Natalie E. Canipe (SEAL)
NATALIE E. CANIPE

STATE OF NORTH CAROLINA
COUNTY OF YANCEY

I, Minnie B. Powell, Notary Public, do hereby certify that MICHAEL WAYNE CANIPE and wife, NATALIE E. CANIPE, personally appeared before me this day and acknowledged their due execution of the foregoing DEED OF GIFT for all purposes therein expressed.

WITNESS my hand and Notarial Seal this the 17th day of FEBRUARY, 2020.



Minnie B. Powell
NOTARY PUBLIC

My Commission Expires 3/19/2021

EXHIBIT "A"**LYING AND BEING IN GREEN MOUNTAIN TOWNSHIP, YANCY COUNTY**

ADJOINING lands of C. C. Canipe, Wesley Ayers, Paul Helsher, Luther Ayers, and traversed by NCSR 1338.

BEGINNING on a 50-inch Red Oak corner between Paul Helsher, Luther Ayers, and Myrtle Canipe and running thence along and with the Helsher line N 43 35 39 E 233.66 feet to an iron pin; thence N 21 43 39 E 115.23 feet to a 6-inch Locust; thence N 44 13 34 E 278.32 feet to an iron pin; thence N 31 01 39 E 92.11 feet to an iron stake in the branch; thence N 34 49 14 E 28.92 feet to a point in the centerline of a private drive leading to and from the Helsher property; thence the same course and continuing with the fence with the Helsher line 536.93 feet to a 26-inch White Oak corner with Wesley Ayers; thence with the Ayers line S 32 55 00 E 39.83 feet to a 4-inch White Oak; thence with the fence in said Ayers line the same course 233.75 feet to a 14-inch Black Walnut; thence the same course 115.38 feet to a 28-inch White Oak; thence S 47 28 56 E with the fence in the Ayers line 171.35 feet to a fencepost; thence the same course crossing NCSR 1338 230.92 feet to a point in the centerline of the North Toe River; thence with the centerline of said river S 31 55 44 W 199.34 feet to a point, a common corner with a tract of land heretofore conveyed to C.C. Canipe; thence leaving the river and recrossing NCSR 1338 N 58 49 16 W passing a 16-inch White Walnut at 115.00 feet to a total of 410.63 feet to a found iron pin at the northern corner of C.C. Canipe; thence along with the line of C.C. Canipe S 17 29 00 W 73.52 feet to a point in the centerline of the Helsher private drive; thence the same course 375.27 feet to an iron found; thence the same course 36.74 feet to an iron set; thence S 78 38 08 E recrossing NCSR 1338 401.24 feet to a point in the centerline of the Toe River; thence with the river S 17 29 00 W 103.25 feet to a point and S 00 54 13 E 184.75 feet to a point; thence leaving the river, recrossing NCSR 1338 and running with the fence and the line of Luther Ayers N 70 49 57 W 1,100.00 feet to the point of BEGINNING, containing 16.10 acres by DMD, according to a map and plat of a survey by William E. Arrowood, RLS, dated 21 January 1986 and revised on 31 December, 1986.

AND BEING the same property as described in a deed to Donald Canipe, said deed being recorded in Deed Book 232 at Page 231, Yancy County Registry. Donald Canipe died intestate in Buncombe County, survived by his wife, Patricia Diane Canipe, and two children to-wit: Michael Wayne Canipe and Steven Gregory Canipe.