

FILED in POLK County, NC  
on May 11 2007 at 01:31:38 PM  
by: SHEILA W. WHITMIRE  
REGISTER OF DEEDS  
BOOK 353 PAGE 1822

No title examination performed by preparer.

Excise Tax	\$0	Recording Time, Book and Page
Tax Lot No.	P51-66	
Verified by Polk County on the	_____ day of _____, 2007	
By Tax Administrator	_____	
Mail after recording	<u>Post office Box 544, Columbus NC 28722</u>	
This instrument was prepared by	Feagan Law Firm, PLLC, P.O. Box 309, Columbus, North Carolina 28722	
Brief description for the Index	14.26 ac., more or less, Cooper Gap Twp.	ALL TAXES PAID SC db

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this \_\_\_\_\_ day of May, 2007, by and between

**GRANTOR**

GERALDINE SEARCY PRICE aka  
GERALDINE S. PRICE, unmarried,

**GRANTEE**

DANIEL JEROME PRICE  
and  
CLAYTON RANDOLF PRICE  
and  
BRADFORD CLYDE PRICE

As Joint Tenants with Right of Survivorship  
and not as Tenants in Common

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 Cooper Gap Township, Polk County, North Carolina and more particularly described as follows:

BEGINNING on a new iron pin on a ridge, the southwestern corner of the 14.29 acre tract designated "Dallie S. and James T. Corbett, Jr." on plat by Associated Services 11-1-83 and the northwest corner of the 14.26 acre tract being herein described and designated "Geraldine S. and Clyde Price" on said plat and running thence with the Corbett line North 60 deg. 24 min. 20 sec. E. 1551.66 feet (crossing drive to house) to a turning point in the center of State Road #1165, the northern corner of the lot being described and the eastern corner of the Corbett tract; thence with the center of said State Road #1165 South 23 deg. 32 min. East 82.63 feet to a turning point in center of said road; thence South 24 deg. 50 min. 30 sec. East 239.80 feet to a turning point in said road, the eastern corner of lot being described and the northern corner of the 14.25 acre tract designated on plat "Billy Milo and Ann Searcy"; thence with the line of the 14.25 acre tract South 54 deg. 44 min. 10 sec. West 1542.90 feet to a new iron pin; thence North 55 deg. 49 min. 50 sec. West 86.38 feet to a new iron pin; thence North 22 deg. 19 min. 50 sec. West 399.26 feet to a new iron pin on ridge and the said BEGINNING corner, containing 14.26 acres more or less.

The calls for the above described tract taken from survey and map by Associated Services 11-1-83 and the same is incorporated by reference as if fully set forth herein.

The property hereinabove described is a portion of the property acquired by Geraldine Searcy Price and husband, Clyde Price aka William Clyde Price, by instrument recorded in Book 183, Page 1, Polk County Registry. William Clyde Price died intestate on September 19, 1999 a resident of Polk County, North Carolina and title to the above described property vested solely in Geraldine Searcy Price, aka Geraldine S. Price, by operation of law, as surviving tenant by the entirety.

This deed is made pursuant to North Carolina General Statutes, Section 41.2, and it is the express intent of this deed that Grantees shall hold the above described real property as Joint Tenants with Right of Survivorship, to the end that upon the death of one of said Joint Tenants, title to said real property shall devolve to the surviving Joint Tenant by operation of law, without reference to any other document, statute or proceeding.

A map showing the above described property is recorded in Card File \_\_\_\_ at Page \_\_\_\_, Polk County Registry.

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:

- a. Subject to all rights of way for public utilities;
- b. Subject to all rights of way for public streets, roadways, and/or easements;
- c. Subject to any applicable Polk County zoning ordinances.

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.

Geraldine Searcy Price (SEAL)  
Geraldine Searcy Price aka,  
Geraldine S. Price

SEAL STAMP

NORTH CAROLINA, Polk County.

I, a Notary Public of the County and State aforesaid, certify that GERALDINE SEARCY PRICE aka, GERALDINE S. PRICE, unmarried, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 11th day of May, 2007.

My Commission Expires: 7/5/07

Luanda J. Bell Notary Public

The foregoing Certificate (s) of \_\_\_\_\_

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.

REGISTER OF DEEDS FOR POLK COUNTY

By \_\_\_\_\_ Deputy/Assistant – Register of Deeds