

17
2

DAVIDSON COUNTY NC
Book 1672
Pages 1483-1484
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 MARK C. MYERS
 Register Of Deeds

Prepared By: **Paul Rush Mitchell**, 17 Randolph Street, Thomasville, North Carolina 27360

NO TITLE SEARCH REQUESTED OR PERFORMED

Tax ID No.: 0200100000024 - portion

Stamps: Gift

Mail To: **GRANTEES: Mr. and Mrs. Keith M. Garner**, 1119 W. Henderson St., Salisbury, NC 28145

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 18th day of January, 2006, by and between **Bobby R. Garner and wife Bonnie M. Garner**, of the State of North Carolina, hereinafter referred to as Grantors; and **Keith M. Garner and wife Carr C. Garner**, of the State of North Carolina, hereinafter referred to as Grantees.

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 Grantors, for Ten Dollars and other valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantees in fee simple, all of that certain lot or parcel of land situated in Alleghany Township, Davidson County, North Carolina and more particularly described as follows:

BEGINNING at a point on the shore of Tuckertown lake, the southernmost common corner of Mr. and Mrs. Bobby R. Garner and Mr. and Mrs. Keith M. Garner in line of the Aluminum Company of America; running thence along the common line of the Grantor and ALCOA in a westerly direction 60.00 feet to a point in the common line of the Grantor and ALCOA; running thence in a northerly direction some 360 feet to the northernmost common corner of the parties to this instrument, Mr. and Mrs. Bobby R. Garner and Mr. and Mrs. Keith M. Garner; thence with the common line of the Grantor and the Grantee some 360.38 feet to the point and place of beginning, and being a triangular-shaped tract having 60 feet of frontage on Tuckertown lake.

TO HAVE AND TO HOLD the above described premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto the Grantee, their heirs and/or successors and assigns forever in fee simple.

And the Grantors covenant with the Grantees, that the Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that the Grantors will warrant and defend the title against the lawful claims of all persons whomsoever, except for the exceptions hereinafter stated.

This property is subject to any and all easements, rights of way and restrictions of record in the Register of Deeds of this County.

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IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal the day and year first above written.

Bobby R. Garner (SEAL) Bonnie M. Garner (SEAL)
Bobby R. Garner Bonnie M. Garner

STATE OF NORTH CAROLINA - COUNTY OF DAVIDSON

I, PAUL RUSMITCHEN, a Notary Public of said County and State, do hereby certify that **Bobby R. Garner** and wife **Bonnie M. Garner**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal/stamp, this the 18th day of January, 2006.

Paul Rusmitchen
NOTARY PUBLIC

My Commission Expires: 03-22-2009

