

BK: 08093 PG: 0777/0780 #:0173 14.00

*** NC EXCISE TAX: 84.00 ***

SMITH A GIBSON REG OF DEEDS MECK NC
FILED FOR REGISTRATION 03/27/95 10:48

MECKLENBURG COUNTY

MAR 27, 95

84.00

TRAN 23



Real Estate
Excise Tax

REVENUE STAMPS: \$84.00

Excise Tax

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No. 013-122-27
Verified by County on the day of , 19
by

Mail after recording to G. Patteson Williams
P.O. Box 2009, Cornelius NC 28031

This instrument was prepared by G. Patteson Williams

Brief description for the Index Lot 2 Powell Regans Property(5.0 Ac)

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 24 day of March , 19 95 , by and between

GRANTOR

GRANTEE

THOMAS EUGENE REGANS, individually,
and as attorney-in-fact for
RACHEL LENORE SIMPSON, WILLIAM
IRA SIMPSON, MARGARET JANE VANCE,
C. PARKS VANCE, RALPH JACKSON
REGANS, JEAN W. REGANS, MAMIE
LUCILLE JOHNSON and KENNETH L.
JOHNSON, and THOMAS EUGENE REGANS'
wife, MARGARET I. REGANS

RONALD GLENN PUTNAM, JR.
and wife,
ANDREA LANIER PUTNAM

Mailing Address:
15031 Beatties Ford Road
Huntersville NC 28078

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 the City of , Township,

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

See Exhibit "A" attached hereto which is hereby incorporated by reference herein.

84.00
Pm

The property hereinabove described was acquired by Grantor by instrument recorded in
Deed Book 842 . Page 185

A map showing the above described property is recorded in Plat Book page

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:

This conveyance is made subject to all easements and rights-of-way including those for utilities and public roadways and the lien of future ad valorem taxes.

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.

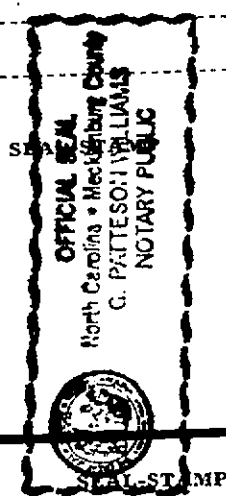
.....
(Corporate Name)

By:

..... President

ATTEST:

..... Secretary (Corporate Seal)



USE BLACK INK ONLY

Thomas Eugene Regans (SEAL)
Thomas Eugene Regans, Individually
Thomas Eugene Regans Attorney in fact (SEAL)
Thomas Eugene Regans, Individually and as
attorney-in-fact for RACHEL LENORE SIMPSON,
WILLIAM IRA SIMPSON, MARGARET JANE VANCE,
C. PARKS VANCE, RALPH JACKSON REGANS,
JEAN W. REGANS, MAMIE LUCILLE JOHNSON, AND
KENNETH L. JOHNSON, AND THOMAS EUGENE REGANS'
WIFE, MARGARET I. REGANS (SEAL)

NORTH CAROLINA, Mecklenburg County.

I, a Notary Public of the County and State aforesaid, certify that
Thomas Eugene Regans, Individually Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this 24 day of March, 1995.
My commission expires: My Comm. Expires 11-11-2005 *[Signature]* Notary Public

NORTH CAROLINA, County.
I, a Notary Public of the County and State aforesaid, certify that
personally came before me this day and acknowledged that he is Secretary of
..... a North Carolina corporation, and that by authority duly
given and as the act of the corporation, the foregoing instrument was signed in its name by its
President, sealed with its corporate seal and attested by as its Secretary.
Witness my hand and official stamp or seal, this day of, 19.....
My commission expires: 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 COUNTY
By Deputy/Assistant - Register of Deeds

STATE OF NORTH CAROLINA
MECKLENBURG COUNTY

I, G. Patteson Williams, a Notary Public for Mecklenburg County, North Carolina, do hereby certify that Thomas Eugene Regans, attorney-in-fact for Rachel Lenore Simpson, William Ira Simpson, Margaret Jane Vance, C. Parks Vance, Ralph Jackson Regans, Jean W. Regans, Mamie Lucille Johnson, Kenneth L. Johnson, and Thomas Eugene Regans' wife, Margaret I. Regans, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of the said Rachel Lenore Simpson, William Ira Simpson, Margaret Jane Vance, C. Parks Vance, Ralph Jackson Regans, Jean W. Regans, Mamie Lucille Johnson, Kenneth L. Johnson, and Thomas Eugene Regans' wife, Margaret I. Regans, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in Book 6367, Page 132, in the office of the Register of Deeds in the County of Mecklenburg, State of North Carolina, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney.

I do further certify that the said Thomas Eugene Regans acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Rachel Lenore Simpson, William Ira Simpson, Margaret Jane Vance, C. Parks Vance, Ralph Jackson Regans, Jean W. Regans, Mamie Lucille Johnson, Kenneth L. Johnson, and Thomas Eugene Regans' wife, Margaret I. Regans.

Witness my hand and official seal, this the 24 day of March, 1995.

G. Patteson Williams
Notary Public

My commission expires:

My Commission Expires 12-25-95

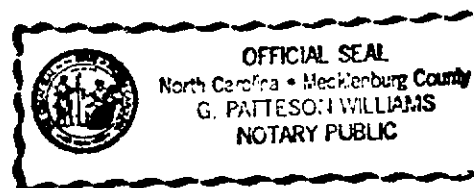


Exhibit "A"

BEGINNING at a point in the centerline of Beatties Ford Road at the common corner of Lots 1 and 2 as shown on a survey of the Powell Regans and wife, Myrtle Regans property by Jack R. Christian, RLS dated July 12, 1990; thence from said BEGINNING POINT along the common line of Lots 1 and 2, two courses and distances, (1) N. 56-53-45 West 329.67 feet to a point; thence, (2) N. 59-53-15 West 441.17 feet to a point in the common line of Lot 3; thence, N. 33-06-15 East 84.21 feet to an existing iron pin, the common corner of Walters (now or formerly) (Deed Book 4826, Page 918) and Potts (now or formerly) (Deed Book 5513, Page 731); thence along the common lines of Potts, Simms (now or formerly) (Deed Book 5749, Page 338), and Plyler-Wellman Properties (now or formerly) (Deed Book 5814, Page 884), S. 83-13-31 East 954.27 feet to a point in the centerline of Beatties Ford Road; thence along the centerline of Beatties Ford Road, S. 43-03-36 West 491.84 feet to the POINT AND PLACE OF BEGINNING, and containing 5.000 acres, more or less, all as shown according to the above referenced boundary survey by Jack R. Christian, RLS.

State of North Carolina, County of Mecklenburg

G. Patteson Williams

The foregoing certificate(s) of _____

Notary(ies) Public is/are certified to be correct. This 27 day of March 19 95.

JUDITH A. GIBSON, REGISTER OF DEEDS

By: Debra M. Jamerson Deputy Register of Deeds