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Type: CONSOLIDATED REAL PROPERTY  
Recorded: 5/25/2021 4:15:09 PM  
Fee Amt: \$336.00 Page 1 of 6  
Revenue Tax: \$310.00  
Rutherford County, NC  
Rachel Thomas Register of Deeds

**BK 2046 PG 4152 - 4157**

**This instrument prepared by Peter E. Lane, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$310.00

Parcel Identifier No. 16-26653 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_

Mail/Box to: \_\_\_\_\_ Peter E. Lane

This instrument was prepared by: \_\_\_\_\_ Peter E. Lane

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 25<sup>th</sup> day of May, 2021, by and between

GRANTOR

GRANTEE

Gary Phillip McKinney, Executor of the Estate of William Howard Groves, Gary Phillip McKinney and wife, Susan McKinney, Stanley Ricky McKinney and wife, Cindy McKinney and Cheryl McKinney Cole and husband, Mark Cole

267 Holly Hills Drive  
Forest City, NC 28043

Rachel L. Bland and husband,  
John Bland

261 Groves Parkway  
Union Mills, NC 28167

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of \_\_\_\_\_, Gilkey, Township, Rutherford County, North Carolina and more particularly described as follows:

### SEE ATTACHED EXHIBIT "A" FOR PROPERTY DESCRIPTION

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_ page \_\_\_\_\_  
All or a portion of the property herein conveyed \_\_\_ includes \_\_\_ or does not include the primary residence of a Grantor.

Page 1 of 2

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Exhibit "A"

Description of Property

Situate, lying and being in Gilkey Township, Rutherford County, North Carolina, and being the same and identical property described in Deed recorded in Deed Book 713, Page 708, Rutherford County Registry, and being described according to said Deed as follows:

Lying and being in Gilkey Township, Rutherford County, North Carolina, and being a part of the property described in that deed recorded in Deed Book 235 on Page 93 of the Rutherford County Registry, and being described by metes and bounds according to a survey by Professional Surveying Services dated May 20, 1998, as follows:

BEGINNING on an iron pin, which point is North 12 degrees 37 minutes 17 seconds East 555.18 feet from the northeast corner of the property of Guy Padgett as described in that deed recorded in Deed Book 540 on Page 723 of the Rutherford County Registry consisting of the 2 acre tract, and runs thence from the beginning North 63 degrees 48 minutes 41 seconds West, passing through an iron pin at 193.43 feet, a total distance of 208.36 feet to a point on the East bank of Structure Site #4 of the Second Broad River Watershed; thence along the East bank of said watershed the following six (6) calls: North 34 degrees 42 minutes 35 seconds East 21.31 feet to a point; thence North 52 degrees 57 minutes 36 seconds East 14.95 feet to a point; thence North 15 degrees 47 minutes 30 seconds East 16.48 feet to a point; thence North 07 degrees 43 minutes 33 seconds East 24.52 feet to a point; thence North 08 degrees 06 minutes 25 seconds West 49.88 feet to a point, and thence North 14 degrees 01 minutes 15 seconds West 27.60 feet to a point; thence leaving the watershed, and running with the southern line of an adjoining 1.99 acre tract North 82 degrees 26 minutes 55 seconds East, passing through an iron pin at 9.08 feet, and the center of a twenty-four (24) foot wide road right-of-way at 200.20 feet, a total distance of 313.10 feet to an iron pin; thence South 36 degrees 00 minutes 59 seconds East 140.21 feet to an iron pin; thence South 06 degrees 13 minutes 46 seconds West, passing through the center of the twenty-four (24) foot wide road right-of-way at 102.53 feet, a total distance of 147.74 feet to an iron pin; thence South 85 degrees 41 minutes 19 seconds West 208.55 feet to the BEGINNING, containing 1.99 acres, more or less.

ALSO CONVEYED HEREBY is a twenty-four (24) foot wide road right-of-way and easement for the purposes of ingress and egress to and from the above described 1.99 acres to and from Groves Road, State Road No. 1525. The centerline of said road right-of-way is described as follows: BEGINNING at a point in the eastern line of the above described 1.99 acres, which point is North 06 degrees 13 minutes 46 seconds East 45.21 feet from the southeast corner of the above described 1.99 acres, and runs thence from the beginning the following twenty-three (23) calls: South 56 degrees 13 minutes 26 seconds East 35.24 feet to a point; thence South 52 degrees 05 minutes 53 seconds East 38.28 feet to a point; thence South 47 degrees 21 minutes 55 seconds East 91.68 feet to a point; thence South 38 degrees 30 minutes 34 seconds East 41.94 feet to a point; thence South 30 degrees 41 minutes 12 seconds East 71.82 feet to a point; thence South 26 degrees 48 minutes 52 seconds East 47.65 feet to a point; thence South 18 degrees 10 minutes 34 seconds East 38.94 feet to a point; thence South 04 degrees 56 minutes 46 seconds

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East 37.01 feet to a point; thence South 01 degree 51 minutes 39 seconds West 197.90 feet to a point; thence South 03 degrees 25 minutes 47 seconds West 51.35 feet to a point; thence South 17 degrees 03 minutes 18 seconds West 59.74 feet to a point; thence South 26 degrees 29 minutes 58 seconds West 97.03 feet to a point; thence South 26 degrees 16 minutes 21 seconds West 104.16 feet to a point; thence South 25 degrees 07 minutes 21 seconds West 243.26 feet to a point; thence South 33 degrees 42 minutes 34 seconds West 43.08 feet to a point; thence South 52 degrees 37 minutes 08 seconds West 125.61 feet to a point; thence South 56 degrees 01 minute 38 seconds West 32.42 feet to a point; thence South 41 degrees 31 minutes 09 seconds West 20.73 feet to a point; thence South 18 degrees 00 minutes 02 seconds West 20.08 feet to a point; thence South 14 degrees 23 minutes 38 seconds West 70.67 feet to a point; thence South 16 degrees 16 minutes 53 seconds West 135.40 feet to a point; thence South 07 degrees 19 minutes 28 seconds West 25.17 feet to a point, and thence South 02 degrees 18 minutes 46 seconds East 41.98 feet to the center of Groves Road, State Road No. 1525.

SAVE AND EXCEPTING FROM THE ABOVE DESCRIBED PROPERTY a twenty-four (24) foot wide road right-of-way and easement. The centerline of which is described as follows: BEGINNING at a point in the eastern line of the above described 1.99 acres, which point is North 06 degrees 13 minutes 46 seconds East 45.21 feet from the southeast corner of the above described 1.99 acres, and runs thence from the beginning the following eight (8) calls: North 41 degrees 16 minutes 04 seconds West 18.02 feet to a point; thence North 46 degrees 40 minutes 16 seconds West 70.66 feet to a point; thence North 44 degrees 14 minutes 22 seconds West 50.45 feet to a point; thence North 50 degrees 48 minutes 22 seconds West 51.67 feet to a point; thence North 51 degrees 22 minutes 58 seconds West 29.03 feet to a point; thence North 37 degrees 54 minutes 59 seconds West 15.21 feet to a point; thence North 17 degrees 47 minutes 49 seconds West 21.54 feet to a point, and thence North 17 degrees 45 minutes 44 seconds West 19.99 feet to a point in the northern line of the above described 1.99 acres.

The owner of the above described 1.99 acres agrees to participate and pay with all those using the above described road right-of-ways and easements the costs of maintaining and repairing said road right-of-ways and easements in order to keep them in a condition that will allow an ordinary automobile to freely travel the roadway in ordinary rainy conditions. The costs shall be apportioned equally among the tracts of land which use the roadway for access, and paid by the respective owners thereof.

(Bland, John & Rachel 16606)

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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, other than the following exceptions:

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

\_\_\_\_\_  
(Entity Name) (SEAL)

Gary Phillip McKinney (SEAL)  
Print/Type Name: Gary Phillip McKinney, Executor

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_

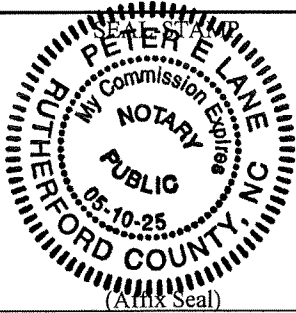
Gary Phillip McKinney (SEAL)  
Print/Type Name: Gary Phillip McKinney

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_

Susan McKinney (SEAL)  
Print/Type Name: Susan McKinney

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_

Susan McKinney (SEAL)  
Print/Type Name: \_\_\_\_\_



State of North Carolina - County or City of Rutherford  
I, the undersigned Notary Public of the County or City and State aforesaid, certify that \_\_\_\_\_  
Gary Phillip McKinney, Executor of the Estate of William Howard Groves  
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 25<sup>th</sup> day of May, 2021.  
My Commission Expires: May 10, 2025  
Peter E. Lane Notary Public  
Notary's Printed or Typed Name



State of North Carolina - County or City of Rutherford  
I, the undersigned Notary Public of the County or City and State aforesaid, certify that \_\_\_\_\_  
Gary Phillip McKinney and wife, Susan McKinney  
- 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 25<sup>th</sup> day of May, 2021.  
My Commission Expires: May 10, 2025  
Peter E. Lane Notary Public  
Notary's Printed or Typed Name

SEAL-STAMP

State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
I, the undersigned Notary Public of the County or City and State aforesaid, certify that \_\_\_\_\_  
- personally appeared before me this day and acknowledged that he is the \_\_\_\_\_  
of \_\_\_\_\_ a North Carolina or \_\_\_\_\_  
limited liability company/ (strike through the inapplicable), and that by authority duly given and  
as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act  
and deed. Witness my hand and Notarial stamp or seal this \_\_\_ day of \_\_\_\_\_, 20\_\_ .  
My Commission Expires: \_\_\_\_\_  
\_\_\_\_\_  
Notary's Printed or Typed Name

(Affix Seal)

Copy

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

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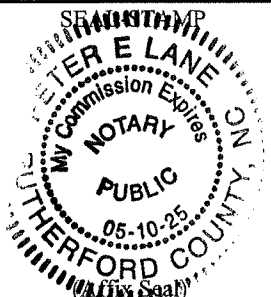
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

\_\_\_\_\_  
(Entity Name) (SEAL) Stanley Ricky McKinney (SEAL)  
Print/Type Name: Stanley Ricky McKinney

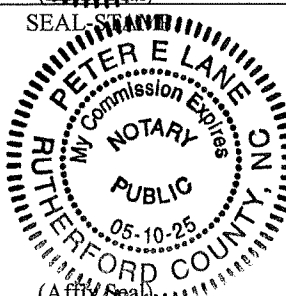
By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_ Cindy McKinney (SEAL)  
Print/Type Name: Cindy McKinney

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_



State of North Carolina - County or City of Rutherford  
I, the undersigned Notary Public of the County or City and State aforesaid, certify that \_\_\_\_\_  
Stanley Ricky McKinney and wife, Cindy McKinney  
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 25<sup>th</sup> day of May, 2021.  
My Commission Expires: May 10, 2025 Peter E. Lane  
Notary's Printed or Typed Name



State of North Carolina - County or City of Rutherford  
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Notary's Printed or Typed Name

SEAL-STAMP

State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
I, the undersigned Notary Public of the County or City and State aforesaid, certify that \_\_\_\_\_  
- personally appeared before me this day and acknowledged that he is the \_\_\_\_\_  
of \_\_\_\_\_ a North Carolina or \_\_\_\_\_  
limited liability company/ (strike through the inapplicable), and that by authority duly given and  
as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act  
and deed. Witness my hand and Notarial stamp or seal this \_\_\_ day of \_\_\_\_\_, 20\_\_ .  
My Commission Expires: \_\_\_\_\_  
\_\_\_\_\_  
Notary's Printed or Typed Name

(Affix Seal)

COPY

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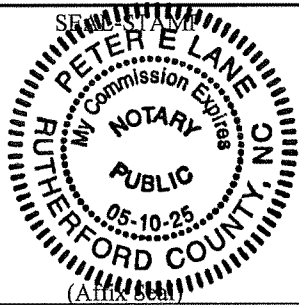
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

\_\_\_\_\_(SEAL) \_\_\_\_\_(SEAL)  
(Entity Name) Print/Type Name: Cheryl McKinney Cole

By: \_\_\_\_\_(SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: Mark Cole

By: \_\_\_\_\_(SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_(SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_



State of North Carolina - County or City of Rutherford  
I, the undersigned Notary Public of the County or City and State aforesaid, certify that \_\_\_\_\_  
Cheryl McKinney Cole and husband, Mark Cole  
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 25<sup>th</sup> day of May, 2021.  
My Commission Expires: May 10, 2025 \_\_\_\_\_  
Peter E. Lane Notary Public  
Notary's Printed or Typed Name

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of \_\_\_\_\_ a North Carolina or \_\_\_\_\_  
limited liability company/ (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this \_\_\_ day of \_\_\_\_\_, 20\_\_ .  
My Commission Expires: \_\_\_\_\_  
\_\_\_\_\_  
Notary Public  
Notary's Printed or Typed Name

(Affix Seal)