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FILED
DAVIE COUNTY NC
M. BRENTSHOAF
REGISTER OF DEEDS
FILED Oct 28, 2019
AT 09:33 am
BOOK 01120
START PAGE 0029
END PAGE 0033
INSTRUMENT # 05637
EXCISE TAX \$237.00

DEED TRANSFER CHECKED

DATE 10/28/19 BY Karen Sogge

TRUSTEE'S DEED

19-105226

Grantor/Drawn by: Shapiro & Ingle, L.L.P.
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216

Grantee/Mail to: James D. Woodward
9106 So Pass Ln
Houston, TX 77064

The property is not the primary residence of the Grantor, and Grantor has no knowledge of any foreclosed parties' use of the property. (N.C.G.S. § 105-317.2)

Tax Code #: B300000075
STATE OF NORTH CAROLINA

COUNTY OF DAVIE \$237.00 Documentary Stamps

THIS DEED, made October 16, 2019, by and between Grady I. Ingle, Substitute Trustee per document recorded in Book 1102 Page 476, Davie County Registry, for Gary L. Lackey, Trustee, in the deed of trust hereinafter mentioned, of Davie County, North Carolina, hereinafter referred to as "first party"; and James D. Woodward, hereinafter, whether one or more, referred to as "second party" (the singular masculine pronoun wherever hereinafter used to be construed as masculine, feminine or neuter and as singular or plural as the context may indicate or require),

WITNESSETH, THAT WHEREAS, Under date of November 7, 2002, Karla G. Koehler executed and delivered unto Gary L. Lackey, as trustee, a certain deed of trust which is duly recorded in the office of the Register of Deeds for Davie County, N.C., in Book 447, Page 771, to which reference is hereby made; and whereas, default having occurred in payment of the indebtedness secured by said deed of trust and in the performance of the stipulation and conditions therein contained, due demand was made upon the first party by the owner and holder of the indebtedness secured by said deed of trust or part of same that he foreclose the said deed of trust and sell the property under the terms thereof and a special proceeding having been instituted on April 15, 2019 with the Clerk of Superior Court of Davie County, said special proceeding being number 19sp38; and whereas, under and by virtue of the power and authority in him vested by the said deed of trust and in accordance with the terms and stipulation of same and after due advertisement as in said deed of trust provided and as by law required, the first party at , on , did expose the land described in said deed of trust, and hereinafter described and conveyed, to sale at public auction at the Davie County Courthouse door, when and where James D. Woodard became the last and highest bidder for the said land at the price of \$118,138.47; and whereas the first party duly reported said sale to the Clerk of Superior Court of said county, as by law required, and thereafter said sale remained open ten days and no advance bid was placed thereon within the time allowed by law; and whereas the said Clerk duly entered an order, directing and

requiring the first party to convey the said land by good and sufficient deed upon payment of the purchase price; and whereas said purchase price has been fully paid and

WHEREAS, James D. Woodard, requested transfer and assignment of its bid to James D. Woodward

NOW, THEREFORE, In consideration of the premises and of the payment of the said purchase price by James D. Woodward, the receipt of which acknowledged, and pursuant to the authority vested in him by the terms of said deed of trust, said first party, substitute trustee as aforesaid, does hereby bargain, sell, grant and convey unto James D. Woodward, all that certain lot or parcel of land, lying and being in the City of Mocksville, Davie County, State of North Carolina, and more particularly described as follows:

BEGINNING at an iron stake, a corner for Jack Parrish in the line of J. D. Shelton, runs thence with the lines of Jack Parrish, Reavis Heirs, Charlie Dull, and others, North 87 deg. West 46.20 chs. crossing N. C. Highway #801 to an iron stake; thence with the lines of Cain Ratledge and Sam Howell South 5 deg. West 17.94 chs. crossing N. C. Highway #801 to an iron stake; thence with the lines of Sam Howell and Joe White South 85 deg. East 30.60 chs. to a stone: thence with the line of J. D. Shelton North 4 deg. East 8.47 chs. to an iron stake; thence continuing with the line of J. D. Shelton South 87 deg. East 15.77 chs. to an iron stake; thence continuing with the line of J. D. Shelton North 5 deg East 10.95 chs .. TO THE BEGINNING containing 74.3 acres, more or less, as surveyed by A. L. Bowles, Reg. Surv., on October 15, 1963, and being all of the lands of R. L. Lowery and wife. Lucinda A. Lowery

SAVE AND EXCEPT for the following conveyances:

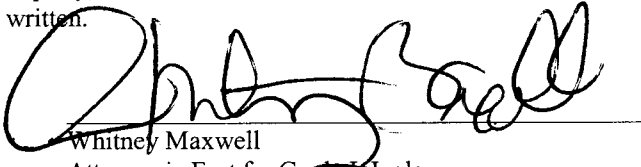
- (1) 1 acre to Rhodesia Masten in DB 49, Pg. 424;
- (2) 12.05 acres to William Jack Parrish, et ux, in DB 86, Pg. 338;
- (3) 7.017 acres to William T. Whitaker, et ux, in DB 375, Pg. 554;
- (4) 5.0 acres to Timothy W. Mitchell, et ux, in DB 380, Pg. 783;
- (5) 1.25 acres and 1.013 acres to Floyd T. Ellis, et ux, in DB 401, Pg. 108;
- (6) 9.4677 acres to Joseph Mark White in DB 337, Pg. 373;
- (7) 8.009 acres to Athanassios P. Katsoudas in DB 421, Pg. 225; and
- (8) 3.910 acres to Dianne Baxter in DB 441, Pg. 180, Davie County Registry.

Subject to the right of way of S.R. 1422 (Ponderosa Road) and any other easements and restrictions of record.

For back title, see DB 158. Pg. 303; DB 104, Pg. 862; and DB 69, Pg. 160, Davie County Registry. See also Tax Map B-3, Pcl. 75, located in Clarksville Township, Davie County, North Carolina.

TO HAVE AND TO HOLD the said land, together with all the privileges and appurtenances thereunto belonging, unto said second party, its successors and assigns, forever, in as full and ample manner as the first party, substitute trustee, is authorized and empowered to convey the same.

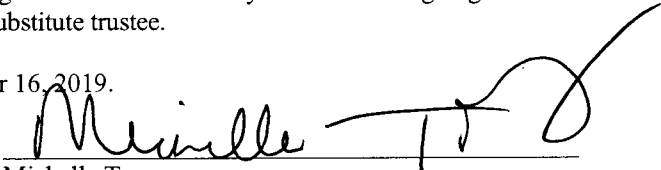
IN WITNESS WHEREOF, The said first party, substitute trustee as aforesaid, has hereunto set his hand and affixed his seal the day and year first above written.


Whitney Maxwell
Attorney in Fact for Grady I. Ingle
Substitute Trustee

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, Michelle Toney, Notary Public for the State and County indicated on the seal or stamp affixed below, do hereby certify that Whitney Maxwell attorney-in-fact for Grady I. Ingle, Substitute Trustee, duly authorized pursuant to an instrument recorded on December 4, 2018 in Book 33149, and Page 480, Mecklenburg County Registry, personally appeared before me this day and acknowledged the due execution by him of the foregoing and attached instrument as duly authorized attorney-in-fact for the substitute trustee.

WITNESS my hand and official seal October 16, 2019.


Michelle Toney
Notary Public

My Commission expires: March 26, 2023

19-105226



EXHIBIT A

BEGINNING at an iron found in the center of Ponderosa Road, SR 1422, a 16' +/- gravel road; running thence N 88° 42' 28" W 312.49' to a point that is S 02° 38' 53" E 18.17' from axle found; running thence N 88° 42' 28" W 291.86' to a point that is S 07° 33' 12" W 8.06' from axle found; running thence N 88° 42' 28" W 263.52' to a 5/8" iron rod found, common corner with James L. and wife, Robin C. Spillman, DB 123, Pg. 628; William T. and wife Pattie Whitaker, DB 169, Pg. 28; and William T. and wife Pattie Whitaker, DB 375, Pg. 554, Davie County Registry; running thence N 00° 45' 25" W 502.88' to a 1/2" iron rod found, common corner with William T. and wife Pattie Whitaker, DB 375, Pg. 554, Davie County Registry; running thence N 87° 01' 40" W 211.60' to a 1/2" iron rod found, common corner with William T. and Pattie Whitaker DB 375, Pg. 554, Davie County Registry; running thence N 04° 15' 26" E 219.58' to a 1/2" iron rod set; running thence S 86° 50' 45" E 592.68' to a 1/2" iron rod found, common corner with Howard B. and wife Vanessa S. Robinson, DB 730, Pg. 507, Davie County Registry; running thence N 05° 21' 52" E 124.04' to a nail found at the base of a 1" iron rod found; running thence N 03° 20' 39" E 382.37' to a 1/2" iron rod set, common corner with Luther R. and wife Gertrude F. Howell, DB 84, Pg. 611, Davie County Registry; running thence N 87° 05' 25" W 414.85', crossing Bramblewood Lane, a private 12' +/- gravel lane, to a 1 1/4" iron pipe found, common corner with Ruth Howell, DB 86, Pg. 305 and Jonathan R. and wife Heather M. Lewis, DB 1014, Pg. 1105; running thence N 87° 04' 37" W 682.20' to a base of axle found S 58° 20' 08" W 0.43' from the top of said axle, common corner with Matthew D. and wife Shelley L. Brelia DB 1067, Pg. 319, and Joseph M. White, DB 1070, Pg. 336, Davie County Registry; running thence S 07° 12' 32" W 375.56' to a 3/4" iron rod found, common corner with Joseph M. White, DB 1070, Pg. 336, Davie County Registry; running thence S 81° 09' 23" W 136.03' to a 1/2" iron rod found, common corner with Joseph M. White, DB 1070, Pg. 336, and Joseph M. White, DB 704, Pg. 13, Davie County Registry; running thence S 01° 83' 56" W 421.10' to a nail found at the base of a 1" iron pin found in Ponderosa Road; running thence N 87° 34' 03" E 13.99' to a 1/2" iron rod set, in a common line with William K. Richardson Jr., DB 968, Pg. 132, Davie County Registry; running thence N 87° 34' 03" E 157.01' to a 1/2" iron rod set, in a common line with William K. Richardson, Jr., DB 968, Pg. 132, Davie County Registry; running thence N 88° 42' 09" E 148.95' to a 1/2" iron rod found, a common corner with William K. Richardson, Jr., DB 968, Pg. 132, Davie County Registry; running thence S 00° 43' 19" W 300.30' to a 1/2" iron rod found, common corner with William K. Richardson, Jr., DB 968, Pg. 132, Davie County Registry; running thence S 87° 32' 34" W 145.63' to a 1/2" iron rod found, in a common line with William K. Richardson, Jr., DB 968, Pg. 132, Davie County Registry; running thence S 88° 59' 08" W 153.38' to a 1/2" iron rod set, in a common line with William K. Richardson, Jr., DB. 968, Pg. 132, Davie County Registry; running thence S 88° 59' 08" W 18.25' to a 1/2" iron rod set, in Ponderosa Road, SR 1422, a 16' +/- gravel road; running thence S 00° 17' 42" W a total distance of 136.54' to the point and place of BEGINNING, containing 24.511 +/- acres as shown on a survey entitled Plat of Survey for David Woodward prepared by Hollar & Associates, PA Surveyors, Project 5434-19, Drawing No. 5434P1, Sheet 1 of 1.

Subject to all covenants, restrictions, easements of record, zoning ordinances, and all other easements applicable to said property, if any, including rights or easements for utilities except to the extent that the same are released, terminated or merged.

Tax advice and/or Medicaid planning advice was neither requested nor given as to any consequences associated with the transfer of property effectuated by the foregoing instrument.

