

028631

FILED BOOK 2047 PAGE 71

CABARRUS COUNTY NC 12/19/97 \$230.00

STATE OF NORTH CAROLINA Real Estate Excise Tax

230 - Excise Tax

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No. 4681-56-3386
Verified by County on the day of 19
by

Mail after recording to
This instrument was prepared by Hartsell Hartsell Spainhour Shelley & White, P.A. (Fletcher L. Hartsell, Jr.)
Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 19th day of December, 1997, by and between

GRANTOR

PATRICIA H. RANKIN and husband F. A. RANKIN, JR.

GRANTEE

MEREDITH M. ALLEN

1919 Club Road Charlotte, NC 28205

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 No. 3 Township,

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

Lying and being in No. 3 Township, Cabarrus County, North Carolina, on the west side of Odell School Road (SR 1442), adjoining Meredith M. Allen (Deed Book 1680, Page 310), Joanne H. Allen (Deed Book 560, Page 173), Brent L. Sutton and wife Sheree T. Sutton (Deed Book 1484, Page 335), J. Lewis McKnight and wife Pamela G. McKnight (Deed Book 1456, Page 228), Kenneth L. Wallace and wife Kimberly M. Wallace (Deed Book 967, Page 154), Sharp Racing, Inc. (Deed Book 1217, Page 217), Mary Margaret H. Cleveland (Deed Book 808, Page 331), David B. McCord, III (Deed Book 529, Page 287), and David B. McCord (Deed Book 953, Page 322), and more particularly described as follows:

BEGINNING at a railroad spike in or near the center of Odell School Road, a corner of David B. McCord, III, in the line of David B. McCord; thence with David B. McCord, III, S. 88-06-13 W., 469.81 feet to an existing iron pipe, corner of Cleveland; thence with two (2) lines of Cleveland as follows: (1) S. 88-06-13 W., 66.59 feet to an existing iron pipe; (2) S. 51-20-49 W., 315.20 feet to an existing iron pipe, corner of Sharp Racing; thence with Sharp Racing, Inc., and Wallace, S. 82-19-37 W., 500.62 feet (passing the corner of Sharp and Wallace at 197.19 feet) to a set iron pipe, corner of Wallace; thence S. 13-03-23 E., 696.41 feet to an existing iron pipe, a corner of Joanne H. Allen in Sutton's line; thence with Joanne H. Allen, N. 45-42-12 E., 521.87 feet to an existing iron pipe, a corner of Joanne H. Allen and Meredith M. Allen; thence three (3) lines with

Meredith M. Allen as follows: (1) N. 01-27-40 W., 172.78 feet to an existing iron pipe; (2) N. 35-34-22 E., 420.54 feet to an existing iron pipe; (3) N. 88-09-00 E., 526.27 feet to a railroad spike in or near the center of Odell School Road; thence with the center of Odell School Road, N. 16-21-06 W., 66.33 feet to the BEGINNING, containing 7.538 acres, more or less, as surveyed and platted by Concord Engineering & Surveying, Inc., revised on November 11, 1997.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 560, page 177

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.

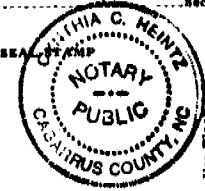
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

- 1. SUBJECT TO easements, restrictions, utilities, rights-of-way, zoning laws and ordinances of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in his 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.

By: Patricia H. Rankin (Corporate Name) F. A. Rankin, Jr. (President) ATTEST: Secretary (Corporate Seal)

USE BLACK INK ONLY



NORTH CAROLINA, Cabarrus County. I, a Notary Public of the County and State aforesaid, certify that Patricia H. Rankin and husband F. A. Rankin, Jr. personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 19th day of December 1997. My commission expires: Feb. 18, 2002 Cynthia C. Heintz Notary Public

SEAL-STAMP NORTH CAROLINA, Cabarrus County. I, a Notary Public of the County and State aforesaid, certify that personally came before me this day and acknowledged that he is 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

The foregoing Certificate(s) of Cynthia C. Heintz a notary public

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. CHARLES S. ROSS REGISTER OF DEEDS CABARRUS COUNTY By: Joseph S. Yates Deputy/Assistant - Register of Deeds 12-19-97

CABARRUS COUNTY
FILED
08/01/2006 11:27 AM
LINDA F. MCABEE
Register Of Deeds
By. SB Deputy/Asst.

DRAWN BY: L. M. EFIRD

CHECKED BY: [Signature]

RETURN TO: Division Right of Way Agent, NCDOT
206 Charter Street, Albemarle, NC 28001

MAIL: NC DOT
615 CONCORD RD
ALBEMARLE, NC 28001

RIGHT OF WAY AGREEMENT

STATE OF NORTH CAROLINA
COUNTY OF CABARRUS
TOWNSHIP OF # 3

PROJECT: 10.20131
SECONDARY ROAD: 1442
ODELL SCHOOL ROAD

MEREDITH ALLEN AND HUSBAND, PAUL SETTLEMEYER

the undersigned owners of that certain property described in Deed Book 2047 Page 071 in the Register of Deeds Office of CABARRUS County, and recognizing the benefits to said property by reason of the Department of Transportation assuming responsibility for the maintenance of the above-described road, hereby grants to the Department of Transportation the right of way for said existing road and releases the Department from all claims for damages by reason of said right of way across the lands of the undersigned, and of the past and future use thereof by the Department, its successors and assigns, for all purposes for which the Department is authorized by law the subject said right of way; said right of way being the width indicated and across said property as follows:

30 feet in width measured from the existing centerline of said road, between the northern and southern property lines, and such additional widths as might be necessary to provide for cut and fill slopes, sedimentation control and drainage of road.

It is understood and agreed that the 30-foot right of way hereinabove referred is along the centerline of the existing road across property of the undersigned. The undersigned property owners further agree not to erect any structures, including masonry mailboxes, masonry driveway headwalls, any fencing, etc., or engage in cultivation within the right of way granted herein, except as approved by the North Carolina Department of Transportation pursuant to G.S. 136-93 and N.C. Admin. Code t.19A, r02E 0404.

It is further understood and agreed that should circumstances, conditions, or actions by the North Carolina Department of Transportation delay or delete the proposed improvement of said road, that the right of way granted herein shall remain until such time as released by the North Carolina Department of Transportation.

There are no conditions to this agreement not expressed herein. The undersigned hereby covenant and warrant that they are the sole owners of said property; that they solely have the right to grant this right of way, and that they will forever warrant and defend the title to the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands and affixed our seals this 25th day of April, 2006.

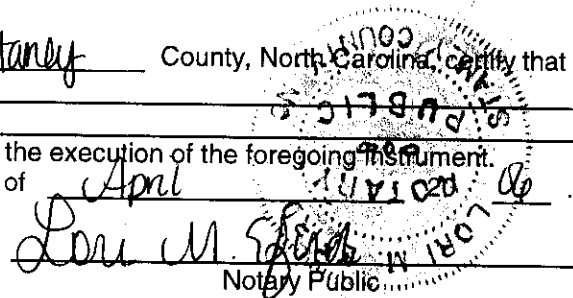
[Signature] (SEAL)
MEREDITH ALLEN (SEAL)

[Signature] (SEAL)
PAUL SETTLEMEYER (SEAL)

NORTH CAROLINA, Cabarrus COUNTY
I, Lori M. Spivey a Notary Public of Stanley County, North Carolina, certify that
Meredith Allen & Paul Settlemyer

GRANTORS, personally appeared before me this day and acknowledged the execution of the foregoing instrument.
Witness my hand and official stamp or seal, this the 25 day of April, 2006.

My Commission Expires: 11/11/08



NORTH CAROLINA, _____ COUNTY
I, _____ a Notary Public of the County and State aforesaid, certify that
that in his presence _____

signed the foregoing instrument.
Witness my hand and official stamp or seal, this the _____ day of _____, 20 _____.

My Commission Expires: _____

Notary Public

MAPPED FOR:
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
615 CONCORD ROAD
ALBEMARLE, NC 28001

ALLEN DAVID THOMAS &
W/F MARI-ANN C
DB 1886 - PG 315
PIN 4681567825

N/F
MEREDITH M. ALLEN
DB 2047 - PG 71
PIN 4681569969

CLEVELAND MARY-MARGARET HARRIS
DB 809 - PG 331
PIN 4681568776

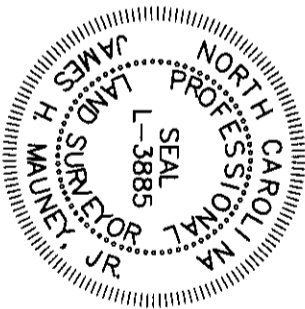
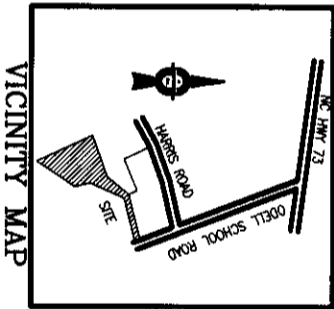
N/F
DAVID BRICE MCCORD III & W/F
DB 529 - PG 287
PIN 4681569969

NOTES:
THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS
THE RECOMBINATION OF EXISTING PARCELS, A COURT
ORDERED SURVEY, OR OTHER EXCEPTION TO THE
DEFINITION OF SUBDIVISION.
THIS PLAT MAY BE SUBJECT TO OTHER EASEMENTS
EITHER RECORD OR IMPLIED.
AREA BY DEED IF FROM CABARRUS COUNTY P.L. 1862-2008
NO FIELD VERIFICATION HAS BEEN PERFORMED.

REVIEW OFFICERS CERTIFICATE
STATE OF NORTH CAROLINA
COUNTY OF CABARRUS
CABARRUS COUNTY,
REVIEW OFFICER OF
DATE 5/1/16 REVIEW OFFICER *Justin McShell*
MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING

AREA BY DEED 7.54 AC.
AREA TO EASEMENT 0.05 AC.
AREA REMAINING 7.49

JAMES MAUNEY & ASSOCIATES, P.A.
18627-A NORTHLINE DRIVE
CORNELIUS, N.C. 28031
FILE NO: 1894



I JAMES H. MAUNEY, JR., PROFESSIONAL LAND SURVEYOR CERTIFY THAT THIS
MAP IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS INTENDED TO BE ATTACHED
TO A DEED/RIGHT-OF-WAY. THIS MAP DOES NOT MEET G.S. 47-30
REQUIREMENTS AND IS NOT A CERTIFIED SURVEY. WITNESS MY ORIGINAL
SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 24TH DAY OF MAY, 2006

James H. Mauney, Jr.
JAMES H. MAUNEY, JR. L-3885

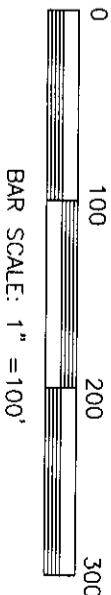


EXHIBIT "A" RIGHT-OF-WAY/EASEMENT FOR ROADWAY IMPROVEMENTS CABARRUS COUNTY, NORTH CAROLINA		PROPERTY OF MEREDITH M. ALLEN
1864 JOB NO.	FILE NO.	NUMBER THREE TOWNSHIP CABARRUS COUNTY, NC PIN 4681566081
SCALE 1"=80'	DATE 05-24-2006	
SURVEYED BY JAMES MAUNEY		SHEET OF 1 1

ODELL SCHOOL ROAD