

1200 CALDWELL

01-06-92

BOOK 1054 PAGE 0225

FILED
LOIS GREENE



\$14.00



Real Estate
Excise Tax

'92 JAN -6 P3:14
Lois Greene
REGISTER OF DEEDS
CALDWELL CO., N.C.

Excise Tax \$14.00

Recording Time, Book and Page

Tax Lot No.

Parcel Identifier No.

Verified by

County on the

day of

, 19

by

Mail after recording to

This instrument was prepared by R. B. Johnston, Jr.

Brief description for the Index

30.18 ac., Yadkin Valley

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 3rd day of January, 1992, by and between

GRANTOR

GRANTEE

R. B. JOHNSTON & SONS, a North
Carolina General Partnership

EDWARD R. LINDENBERGER and wife,
CATHY C. LINDENBERGER

1023 Woodlane Court
Asheboro, N C 27203

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 **Yadkin Valley** Township, **Caldwell** County, North Carolina and more particularly described as follows:

SEE "EXHIBIT A" ATTACHED HERETO

BEGINNING on a point in the middle of a sixty-foot right of way known as Long Ridge Road and Easement Parcel Thirteen in that certain Right-of-Way Agreement by and between R B Johnston & Sons and Mountain Resource Corporation as recorded in Book 1050, Pages 695-708, Caldwell County Registry, thence with the center of the aforementioned sixty-foot right of way the following six courses: South 65 degrees 13 minutes 33 seconds East 6.38 feet; thence South 51 degrees 46 minutes 26 seconds East 208.38 feet; thence South 35 degrees 19 minutes 04 seconds East 108.93 feet; thence South 18 degrees 14 minutes 07 seconds East 267.11 feet; thence South 27 degrees 53 minutes 04 seconds East 173.04 feet; thence South 50 degrees 30 minutes 57 seconds East 112.31 feet to the terminus of the aforementioned sixty-foot right of way; thence continuing with the Long Ridge Road South 69 degrees 00 minutes 04 seconds East 45.87 feet; thence leaving the aforementioned road South 07 degrees 28 minutes 29 seconds West 907.24 feet to an iron; thence North 78 degrees 00 minutes 40 seconds West 619.24 feet to the terminus of another sixty-foot right of way known as Easement Parcel Twelve in the aforementioned Right-of-Way Agreement; thence with the center of the aforementioned Easement Parcel Twelve sixty-foot right of way the following three courses: South 63 degrees 40 minutes 28 seconds West 252.80 feet, South 81 degrees 53 minutes 52 seconds West 340.30 feet to an iron, South 64 degrees 04 minutes 22 seconds West 264.35 feet; thence leaving the aforementioned Easement Parcel Twelve sixty-foot right of way North 29 degrees 32 minutes 45 seconds East 2,024.84 feet to the BEGINNING, containing 30.18 acres, more or less. This property is subject to the aforementioned sixty-foot rights of way.

Grantor does further hereby grant, bargain, sell and convey unto Grantee a non-exclusive easement and right-of-way, together with the right to use the same subject to the conditions set forth therein, as described in that certain Right-of-Way Agreement by and between R B Johnston & Sons and Mountain Resource Corporation as recorded in Book 1050, Pages 695-708, Caldwell County Registry, which is incorporated herein by reference.

Subject to the terms set forth therein, the right of way described above shall be non-exclusive and appurtenant to the lands of the Grantee, with Grantor reserving the right to convey said rights-of-way to others.

The above-described tract is conveyed subject to the conditions and covenants recorded in Book 1050, Pages 709-713, Caldwell County Registry, which are incorporated herein by reference.

JUNK YARDS ARE PROHIBITED ON THE PROPERTY CONVEYED HEREIN

The property hereinabove described was acquired by Grantor by instrument recorded in

A map showing the above described property is recorded in Plat Book 616 page 274

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:

Easements 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 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.

USE BLACK INK ONLY

R. B. JOHNSTON & SONS

BY: [Signatures] (SEAL)
BY: [Signatures] (SEAL)
BY: [Signature] (SEAL)
BY: [Signature] (SEAL)

(Corporate Name)

By:
President

ATTEST:

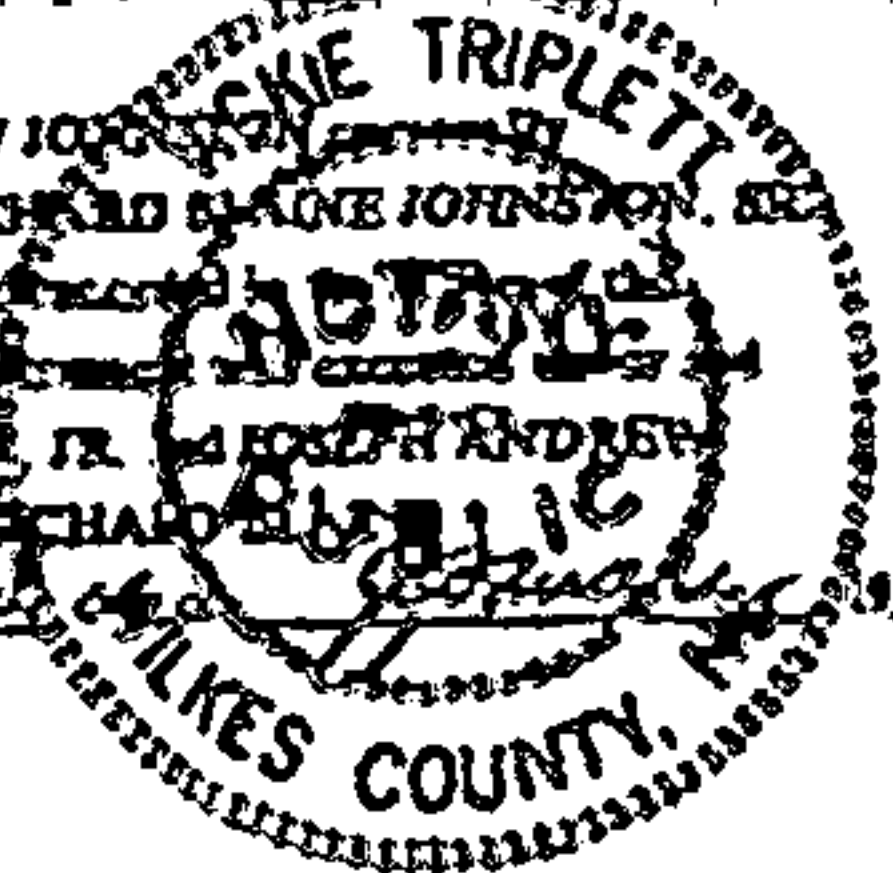
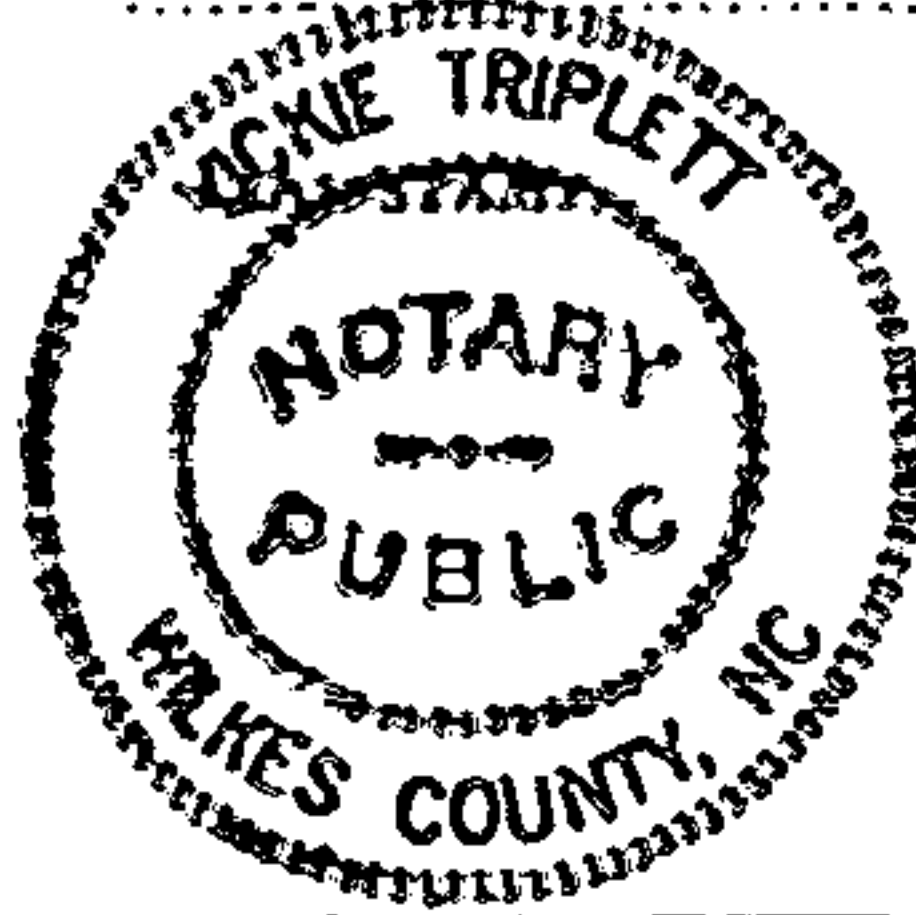
Secretary (Corporate Seal)

NORTH CAROLINA, Wilkes County.

I, a Notary Public of the County and State aforesaid, certify that William C. Johnston and Keith W. Johnston Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 3rd day of January 1992

My commission expires 3/29/93 [Signature] Notary Public



NORTH CAROLINA, WILKES COUNTY

I, a Notary Public of said County and State, do hereby certify that RICHARD BLAINE JOHNSTON, JR. and JOSEPH ANDREW JOHNSTON, SR. appeared before me this day and being by me duly sworn, say that they executed the foregoing instrument for and on behalf of RICHARD BLAINE JOHNSTON, SR. and that their authority to execute and acknowledge said instrument is contained in an instrument duly recorded, acknowledged and recorded in the Register of Deeds for Wilkes County on the 1st day of July, 1981 in Book 652, Page 549, Wilkes County Registry, and that this instrument was executed by virtue of the authority given by said instrument granting them power of attorney. And the said RICHARD BLAINE JOHNSTON, JR. and JOSEPH ANDREW JOHNSTON, SR., the General Partner of R. B. Johnston & Sons, a Partnership, WITNESS my hand and notarial seal this 3rd day of January 1992 My commission expires March 29, 1993 [Signature] Notary Public

The foregoing Certificate(s) of Vickie Triplett 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.

Lois Greene Registrar of Deeds Caldwell County
Sheila Stone Deputy/Assistant Registrar of Deeds