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Doc ID: 004898000004 Type: CRP
Recorded: 06/12/2017 at 11:55:23 AM
Fee Amt: \$122.00 Page 1 of 4
Revenue Tax: \$96.00
Instr# 201600011804
Rutherford County, NC
Rachel Thomas Register of Deeds

BK 1152 PG 280-283

This instrument prepared by Robert W. Wolf,
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: \$96.00

Parcel Identifier No. Portion of 16-25750 Verified by Rutherford County on the ____ day of _____, 2017
By: _____

Mail/Box to: Robert W. Wolf, Attorney at Law, 138 S. Broadway Street, Forest City, NC 28043
This instrument was prepared by: Robert W. Wolf, Attorney at Law, Forest City, NC

Brief description for the Index: Old Hollis Road/Short Road, Ellenboro

THIS DEED made this 12 day of June, 2017, by and between

GRANTOR	GRANTEE
REID HELTON, a/k/a J. REID HELTON And wife, MARGARET HELTON P.O. Box 101 Ellenboro, NC 28040	JACOB D. GINGERICH and wife, NANCY GINGERICH <i>76 Muses Yoder</i> <i>891 Short Rd</i> <i>Ellenboro, NC 28040</i>

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 Colfax Township, Rutherford County, North Carolina, and more particularly described as follows:

See attached Exhibit "A" for Legal Description of Property.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 353, Page 360

A map showing the above-described property is recorded in Plat Book _____, Page _____

The above described property ☐ DOES ☒ DOES NOT include the primary residence of the Grantor.

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.

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EXHIBIT "A"
Legal Description of Property

Lying and being in Colfax Township, Rutherford County, North Carolina, being bound on the South by Short Road (SR 1777), on the West and Northwest by the remaining lands of the Grantors as described in deed recorded in Deed Book 353, Page 360, Rutherford County Registry, on the North and East by the lands of Jeffrey Alan Hamrick as described in deed recorded in Deed Book 617, Page 491, Rutherford County Registry, and being more particularly described as follows:

BEGINNING at an existing railroad spike lying in the centerline of Short Road (SR 1777), said beginning point being the common southeast corner of the tract herein described and common southwest corner of the property of Jeffrey Alan Hamrick as described in deed recorded in Deed Book 617, Page 491, Rutherford County Registry, and running thence from said beginning point with the centerline of Short Road (SR 1777), South 82 degrees 47 minutes 18 seconds West 35.97 feet to a point; thence South 85 degrees 10 minutes 47 seconds West 25.97 feet to a point; thence South 88 degrees 30 minutes 59 seconds West 26.77 feet to a point; thence North 88 degrees 53 minutes 16 seconds West 42.70 feet to a point; thence North 87 degrees 19 minutes 33 seconds West 41.77 feet to a point; thence North 85 degrees 31 minutes 24 seconds West 42.69 feet to a point; thence North 83 degrees 53 minutes 26 seconds West 73.23 feet to a point; thence North 83 degrees 26 minutes 10 seconds West 44.48 feet to a point; thence North 83 degrees 21 minutes 20 seconds West 81.90 feet to a point; thence North 83 degrees 03 minutes 59 seconds West 35.83 feet to a point; thence leaving said road, North 00 degrees 50 minutes 32 seconds West (crossing a new iron pin at 23.08 feet in the line) 1,081.08 feet to a new iron pin (½ inch rebar); thence North 87 degrees 00 minutes 13 seconds East 50.04 feet to a new ½ inch iron rebar set in the old line; thence South 14 degrees 38 minutes 59 seconds East 189.91 feet to a point in the centerline of a branch; thence with the centerline of the branch, North 78 degrees 12 minutes 53 seconds East 3.74 feet to a point; thence South 69 degrees 19 minutes 12 seconds East 66.33 feet to a point; thence South 49 degrees 18 minutes 03 seconds East 13.92 feet to a point; thence North 88 degrees 33 minutes 05 seconds East 24.37 feet to a point; thence North 27 degrees 35 minutes 21 seconds East 16.11 feet to a point; thence North 34 degrees 22 minutes 51 seconds East 19.16 feet to a point; thence North 70 degrees 18 minutes 47 seconds East 18.61 feet to a point; thence South 44 degrees 47 minutes 07 seconds East 16.04 feet to a point; thence North 84 degrees 19 minutes 01 second East 51.05 feet to a point; thence North 15 degrees 28 minutes 36 seconds West 16.92 feet to a point; thence North 41 degrees 36 minutes 49 seconds East 13.12 feet to a point; thence South 72 degrees 56 minutes 25 seconds East 16.76 feet to a point; thence North 78 degrees 42 minutes 31 seconds East 15.77 feet to a point; thence North 14 degrees 38 minutes 10 seconds West 11.77 feet to a point; thence North 02 degrees 44 minutes 27 seconds East 37.75 feet to a point; thence North 54 degrees 19 minutes 55 seconds East 18.27 feet to a point; thence South 62 degrees 59 minutes 36 seconds East 15.03 feet to a point; thence North 68 degrees 15 minutes 07 seconds East 25.70 feet to a point; thence North 59 degrees 26 minutes 40 seconds East 17.52 feet to a point; thence North 42 degrees 36 minutes 04 seconds East 29.07 feet to a point; thence North 60 degrees 29 minutes 18 seconds East 16.61 feet to a point; thence North 43 degrees 08 minutes 52 seconds East 26.17 feet to a point; thence North 82 degrees 29 minutes 25 seconds East 12.47 feet to a point; thence South 49 degrees 06 minutes 35

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seconds East 15.46 feet to a point; thence North 34 degrees 29 minutes 12 seconds East 16.40 feet to a point; thence North 19 degrees 18 minutes 32 seconds East 22.31 feet to a point; thence North 78 degrees 09 minutes 26 seconds East 15.67 feet to a point; thence North 55 degrees 41 minutes 44 seconds East 30.42 feet to a point; thence North 47 degrees 44 minutes 38 seconds East 31.85 feet to a point; thence North 19 degrees 30 minutes 27 seconds East 13.46 feet to a point; thence North 35 degrees 54 minutes 58 seconds East 30.24 feet to a point; thence North 55 degrees 17 minutes 42 seconds East 10.68 feet to a point; thence North 89 degrees 24 minutes 54 seconds East 18.27 feet to a point; thence leaving said branch, South 06 degrees 43 minutes 37 seconds West (crossing a $\frac{3}{4}$ inch iron rebar at 46.93 feet in the line, a $\frac{1}{2}$ inch iron rebar at 173.90 feet in the line) 863.38 feet to an existing $\frac{3}{4}$ inch iron rebar; thence South 06 degrees 43 minutes 43 seconds West (crossing an existing $\frac{3}{4}$ inch iron rebar at 298.40 feet in the line) 324.54 feet to the BEGINNING, containing 11.94 acres, according to map and survey by Professional Surveying, PLLC, D. Scott Bostic, Registered Land Surveyor, dated May 31, 2017.

Being part of the lands described in deed recorded in Deed Book 353, Page 360, Rutherford County Registry. See also Rutherford County Tax Map 366/1/31 and Rutherford County Parcel Identification Number 16-25750.

(DESC.17-Gingerich, Jacob & Nancy/afr)

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:

Ad valorem taxes for the current year and subsequent years, easements and restrictions of record, and any local, county, state or federal laws, ordinances or regulations relating to zoning, environment, subdivision, occupancy, use, construction or development of the subject property, including existing violations or said laws, ordinances or regulations.

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

Reid Helton (SEAL)
Reid Helton, a/k/a J. Reid Helton

Margaret Helton (SEAL)
Margaret Helton

State of North Carolina - County of Rutherford

I, the undersigned Notary Public of the County and State aforesaid, certify that **Reid Helton, a/k/a J. Reid Helton and wife, Margaret Helton** 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 12 day of June, 2017.

Amie B. Sisk
Notary Public

My Commission Expires: 5-28-19

