

GASTON COUNTY

097357

STATE OF NORTH CAROLINA



Real Estate Excise Tax

06.00

RB. 10576

BOOK 2020 PAGE 261

TIME 2:57 pm
BOOK 2020
PAGE 261
FILED 1-12-90

Excise Tax

Recording Time, Book and Page

DEED 10.00
REVENUE 6.00
TOTAL 16.00
CASH 20.00
CHANGE 4.00

Tax Lot No. Parcel Identifier No.
Verified by County on the day of 01/12/90 04 14:57.0001 0123
by

Mail after recording to Ernest Mitchem, Rt 4 Box 293 Gastonia, N.C. 28054

This instrument was prepared by Reid C. James, 311 South Street, Gastonia, N.C. (Document Prepared Only)
Brief description for the Index 8.31 Acres off S. R. #1823

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 9th day of January, 1990, by and between

GRANTOR

Odell Mauney (unmarried)

GRANTEE

Ernest S. Mitchem
and wife,
Sherry M. Mitchem

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.

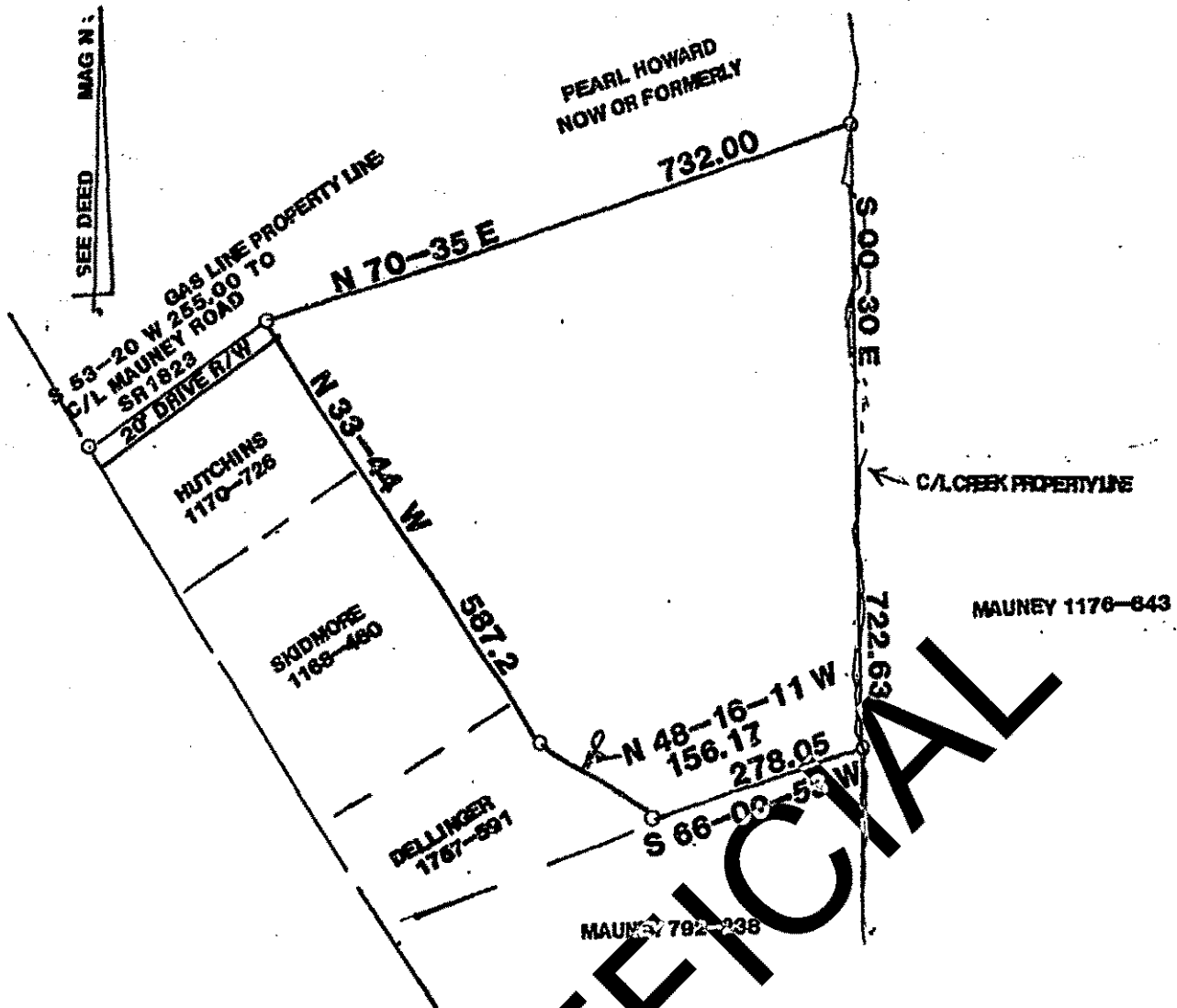
WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Dallas Township, Gaston County, North Carolina and more particularly described as follows:

BEGINNING at a point situate at the northwesternmost corner of the herein described tract of land, said Beginning point being situate N 53°-20' E (along the northwestern edge of a driveway right-of-way, 20 feet in width, owned by Ernest Mitchem) 255.00 feet from the centerline of Mauney Road; and running thence from said BEGINNING point, along and with Howard property, now or formerly, N 70°-35' E 732.00 feet to a point in the center of the creek, a corner; thence along and with Mauney property, now or formerly, with the center of the creek being the property line, S 00°-30' E 722.63 feet to a point, a corner; thence S 66°-00'-53" W 278.05 feet to a point; thence N 48°-16'-11" W 156.17 feet to a point; thence N 33°-44' W 587.2 feet to a point, being the point and place of Beginning.

The above described property containing 8.31 acres, and being described in accordance with that drawing prepared by Mack W. Drake, dated 1/3/90. Mack Drake specifically noted that the plat was drawn from a deed only and the property was not surveyed. The above property is a portion of that 16.1 acres deeded to Odell Mauney by deed in Book 792 at Page 238. The above 8.31 acres does not directly adjoin State Road #1823, and the Grantee is the owner of a driveway right-of-way, 20 feet in width, situate at the northwestern corner of this 8.31 acres, over which right of way he will gain ingress, egress and regress from S. R. #1823 to this 8.31 acres.

59

RECORDING FEE 10.00
REVENUE 6.00



PLAT DRAWN FROM DEED ONLY
PROPERTY NOT SURVEYED

BOUNDARY SURVEY OF 8.31 ACRES ODELL MAUNEY PROPERTY
DALLAS TWP GASTON COUNTY

FOR **ERNEST S. MITCHEM & WIFE SHERRY M. MITCHEM** SCALE 1"=200' DATE 1/3/90

DEED BOOK	PAGE	PLAT BOOK	PAGE
792	238		

Error of closure for field traverse = 1:	_____
Error of closure for recorded deed/plat = 1:	_____
Tax book _____	Page & par. _____
Field book _____	Page _____
Field work _____	Calculated MD
Drawn MD	Checked _____
	File # _____

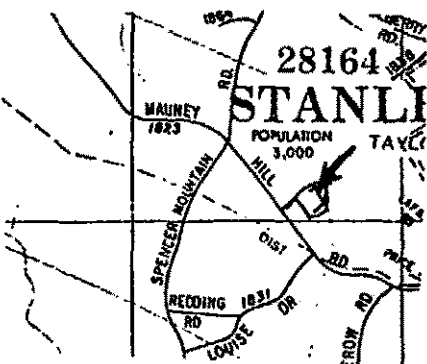
STATE OF NORTH CAROLINA, GASTON COUNTY

I, Mack W. Drake, certify that this map was drawn under my supervision from an actual survey made under my supervision, deed description and ratio of precision calculated by latitude and departure as shown above; and that this map was prepared in accordance with G. S. 47-30 as amended. Witness my hand and seal

Mack W. Drake, P. A. RLS 8727

DRAKE SURVEYING
505 King Arthur Dr.
Gastonia, North Carolina 28054
(704) 824-2255

VICINITY MAP (NO SCALE)



LEGEND

- Property Line - PL
- Surveyed Line
- Unsurveyed Line
- Center Line - C/L
- Right-of-Way - R/W
- Water Course (type, c/l or bank as noted)
- Sewer Line
- Water Line
- Electrical Line
- Fence
- CM Concrete Monument
- EIP Existing Iron Pin found
- NIP New Iron Pin Set
- IP Iron not set or found
- PC Point of Curve
- OSL Overhead Service Line
- UGS Underground Service Line

NOTES

- () No Encroachments
- () Encroachments as shown
- () This is to certify that the subject structure () is () is not located in a special flood hazard area as determined by the Department of Housing and Urban Development
- () Owner/Developer responsible for meeting all building and zoning restrictions
- () House spotted as per builder
- () Survey based on an open offset traverse
- () Survey based on existing irons and other physical evidence
- () Acreage by DPO Method
- () DRAINAGE & UTILITY ESK'S on all rear & exterior lot lines on all interior lot lines each side c/l creek
- () BUILDING SET BACKS Front Street Side Street Side Property Line Rear Property Line
- () Subject to 20' State Road R/W (30' each side of existing C/L)
- () May be subject to recorded or unrecorded right-of-ways, easements, or restrictions not observed
- () No National Geodetic Survey horizontal control monument found within 2000'
- () Any structure or object shown without tie downs or dimensions is symbolic and shown in its approximate location
- () Reference plat by:

The property hereinabove described was acquired by Grantor by instrument recorded in
Portion of property conveyed in Book 792 at Page 238.

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:

UNOFFICIAL

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.

..... (Corporate Name) Odell Mauney (SEAL)
Odell Mauney (unmarried)

By: (SEAL)
..... President

ATTEST: (SEAL)
..... Secretary (Corporate Seal)

SEAL-STAMP NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that Odell Mauney (unmarried) Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 11 day of Jan, 1990. My commission expires: 11-18-90 Notary Public

SEAL-STAMP NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that Secretary of 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..... My commission expires: Notary Public

The foregoing Certificate(s) of Michael S. Hudson of Gaston

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.
ALICE B. BROWN REGISTER OF DEEDS FOR GASTON COUNTY
By Alice B. Brown Deputy/Assistant - Register of Deeds