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Doc No: 200053013  
Recorded: 03/30/2021 02:37:57 PM  
Fee Amt: \$26.00 Page 1 of 3  
Transfer Tax: \$0.00  
Cleveland County North Carolina  
Betsy S. Harnage, Register of Deeds  
BK 1837 PG 454 - 456 (3)

3  
RECORDING FEES REVENUES -0-

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: \$ -0- Recording Time, Book and Page  
Tax Map No. Parcel Identifier No.

Mail after recording to: \*Grantor **DEED PREPARATION ONLY**  
This instrument was prepared by: John V. Schweppe, Jr. **NO TITLE SEARCH**

THIS DEED made this 29th day of March, 2021, by and between

**GRANTOR**

**Bonnie Poston Putnam, Unmarried,  
By her A-I-F, Carol Ann Peeler**  
2302 Kings Road  
Shelby, NC 28152

**GRANTEE**

**Paul David Poston, Jr.  
And  
Paul Durant Poston, As Tenants in Common**  
4912 York Hwy  
Rock Hill, SC 29732

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 and more particularly described as follows:

**See Exhibit "A" attached hereto and  
incorporated herein by reference.**

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All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_, Page \_\_\_\_\_, Cleveland County Registry.

A map showing the above described property is recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, and referenced within this instrument.

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.

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, rights of way and restrictions of record, if any.

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 officer(s), the day and year first above written.

\_\_\_\_\_  
(ENTITY NAME)

*Bonnie Poston Putnam by A-I-F* (SEAL)  
**Bonnie Poston Putnam, by A-I-F,**  
**Carol Ann Peeler** *Carol Ann Peeler*

By: \_\_\_\_\_  
Title: \_\_\_\_\_

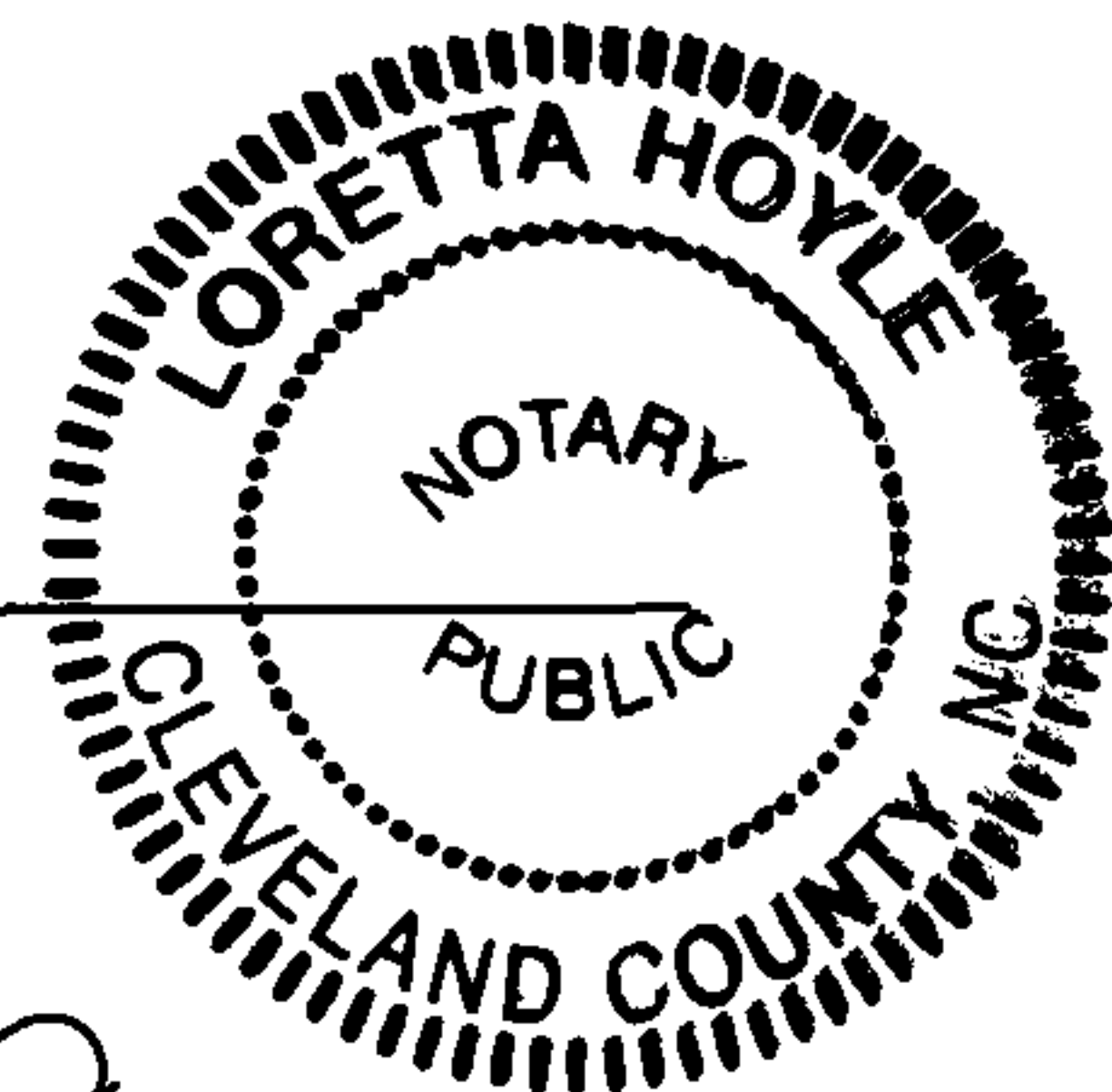
\_\_\_\_\_(SEAL)

NORTH CAROLINA - CLEVELAND COUNTY

I, the undersigned, a Notary Public for said County and State, do hereby certify that **Carol Ann Peeler**, Attorney-in-Fact for **Bonnie Poston Putnam**, personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of the said **Bonnie Poston Putnam**, and that her authority to execute and acknowledge said instrument is contained in instruments duly executed, acknowledged, and recorded in the Office of the Register of Deeds in the County of Cleveland, State of North Carolina, on the **18th, day of November, 2019 in Book 1802, Page 1298**, and this instrument was executed under and by virtue of the authority given by said instrument granting her Power of Attorney. I do further certify that the said **Carol Ann Peeler** acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said **Bonnie Poston Putnam**.

Witness my hand and official seal this 27<sup>th</sup> day of March, 2024

*Loretta Hoyle*  
\_\_\_\_\_  
Notary Public



My Commission Expires: 1/29/2023

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Exhibit "A"

Being located on the East side of South Post Street (N.C. Highway #180) and on the South side of Kings Road Extension; bounded on the East by the property of Mal and Wanda Hendrick, on the South by the property of T. C. Strickland, Jr. and wife, Joanne I. Strickland; and being described by metes and bounds as follows:

BEGINNING at a point in the center of South Post Street (N.C. Highway #180) just South of the Kings Road intersection with said Highway, said beginning point being in the North line of the Strickland property described in Book 13-V, Page 367 of the Cleveland County Registry; and runs thence with the North line of the Strickland property, South 76-14-14 East 475.91 feet (crossing an offset iron at 30.11 feet) to an iron in the Mal and Wanda Hendrick property described in Book 14-N, Page 138; thence with the West line of the Hendrick property, North 5-20-46 East 562.58 feet to the center line of Kings Road Extension; thence with the center line of Kings Road Extension, South 77-24 West 125.57 feet to a point in the center of said road; thence continuing a line off center to said Kings Road Extension, South 81-32-21 West 38.12 feet; thence South 67-10-42 West 219.83 feet (crossing irons at 37.98 feet and 110 feet) to a point in the center of South Post Street (N.C. Highway #180); thence with the center of said street, 165.79 feet on the radius of 532.67' to a point; thence continuing with the center of said road, 198.23 feet on a radius of 566.17' to the place of BEGINNING, containing 4.388 acres, more or less, and being a part of the Paul G. Poston and wife, Maggie Poston property, according to a plat and survey by Allen Wallwork, RLS, dated August 27, 1992.

For title reference, see will of Paul G. Poston of record in the Office of the Clerk of Superior Court for Cleveland County, North Carolina.

For Title Reference: See Deed recorded Book 1119, Page 0920, Cleveland County Registry.