

Prepared by Robinson & Lauterbach, Attys., PLLC, PO Box 1115, Gastonia, North Carolina 28053-1115
(RE 42953)
Return to Grantees at 621 Summey Farm Drive, Dallas, NC 28034
Tax Identification # 167562

Revenue Stamps \$100.00

Not Personal Residence - Acreage

North Carolina General Warranty Deed

DEED DRAWN ONLY - NO TITLE OR CLOSING

THIS DEED made this 2nd day of March 2022, by and between

Ernest S. Mitchem, Unmarried
whose address is Post Office Box 773, Lowell, NC 28098
Grantor

and

Anton Tyler Mitchem and wife, Summer Ariel Mitchem
whose address is 621 Summey Farm Drive, Dallas, NC 28034
Grantees

(The designation Grantor and Grantees as used herein include said parties, their heirs, successors, and assigns and include singular, plural, masculine, feminine or neuter as required by context.)

WITNESSETH, the Grantor for valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantees in fee simple that certain tract or parcel of land situated in 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 North 53 degrees 20 minutes East (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, North 70

degrees 35 minutes East 732.0 feet to a point in the center of the creek, being the property line, South 00 degrees 30 minutes East 722.63 feet to a point, a corner; thence, South 66 degrees 00 minutes 53 seconds West 278.05 feet to a point; thence, North 48 degrees 16 minutes 11 seconds West 156.17 feet to a point; thence North 33 degrees 44 minutes West 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 January 3, 1990 specifically noted that the plat was drawn from a deed only and the property was not surveyed.

The foregoing is Tract One of property conveyed to Ernest S. Mitchem as set forth in that deed recorded in the Gaston County Registry in Book 3284 at Page 442. See also that deed recorded in Book 2020 at Page 261.

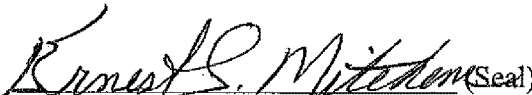
The Grantor further conveys unto the Grantee all Grantor's right, title and in that 20' reserved in that deed to Genena Moore Hutchins and husband, Kermit Lee Hutchins, Jr. recorded in Book 1170 at Page 726 and further shown on the survey attached to that deed recorded in Book 2020 at Page 261.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

The Grantor covenants with the Grantees the following: (1) the Grantor is seized of the premises in fee simple and has the right to convey the same in fee simple; (2) that title is marketable and free and clear of all encumbrances and (3) the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated:

- 1) Ad valorem taxes for the year 2022 which the Grantees agree to assume and pay.
- 2) All rights of way, easements and restrictions of record,
- 3) Access to the foregoing property from Mauney Road is by way of that 20' right of way and easement reserved in that deed recorded in the Gaston County Registry in Book 1170 at Page 726.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.


Ernest S. Mitchem, Unmarried

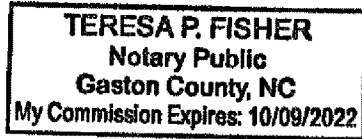
State of North Carolina


County of Gaston

I, Teresa P. Fisher a Notary Public of the County and State aforesaid, certify that **Ernest S. Mitchem, Unmarried**, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument for the purposes set forth therein.

Witness my hand and official stamp or seal this 2nd day of March 2022.

SEAL




Teresa P. Fisher Notary Public

UNOFFICIAL