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Recorded: 05/17/2019 at 03:28:36 PM
Fee Amt: \$546.00 Page 1 of 3
Revenue Tax: \$520.00
Instr# 201800010669
Rutherford County, NC
Rachel Thomas Register of Deeds

BK 2022 PG 1992-1994

This instrument prepared by Jarald N. Willis 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.

Excise Tax \$ -\$520.00-

Recording Time, Book and Page

Tax Lot No. 585/1/27A Parcel Identifier No. 16-20715
Verified by _____ County on the _____ day of _____, _____
by _____

Mail after recording to _____
This instrument was prepared by **JARALD N. WILLIS, ATTORNEY AT LAW**
Brief description for the index 128 McEntire Road, Rutherfordton, NC 28139

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 15th day of May, 2019, by and between

GRANTOR	GRANTEE
Leon D. Mast and wife, Angeline J. Mast	John P. Saltouros, a Married Man
1467 Pleasant Grove Road Garysburg, NC 27831	6207 Lowergate Drive Waxhaw, NC 28173

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, in that certain lot or parcel of land situated in Green Hill Township, Rutherford County, North Carolina and more particularly described as follows:

See attached Schedule "A" for description of Property.

All or a portion of the property herein conveyed _____ includes or xx does not include the primary residence of a Grantor.

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SCHEDULE "A"

Description of Property

Situate, lying and being in Green Hill Township, Rutherford County, North Carolina, and being the same property which was conveyed by Lucy Davis, widow to H. Leonard Hill and wife, Judy W. Hill by deed dated October 9, 1980, and of record in Deed Book 417, Page 326, Rutherford County Registry, and all of the property which was conveyed by Lucy Davis, widow to H. Leonard Hill and wife, Judy H. Hill by Deed dated April 2, 1981, and of record in Deed Book 422, Page 154, Rutherford County Registry, and all of the property which was conveyed by John H. Ledbetter, widower to Leonard Hill and wife, Judy Ann Hill by Deed dated December 30, 1993, and recorded in Deed Book 624, Page 699, Rutherford County Registry, said tracts or parcels of land being herein described in one consolidated boundary according to a plat of survey prepared by Nathan Odom, Registered Land Surveyor, on June 9, 1994, as follows:

BEGINNING at an existing iron pin situated at a common corner with the property of H. D. Investments as described in the Deed of record in Deed Book 556, Page 723, Rutherford County Registry, said existing iron pin being also located North 64 deg. 30 min. 39 sec. East 22.84 feet from a railroad spike in the centerline of State Road #1341 (McEntire Road), said railroad spike being also located North 23 deg. 34 min. 13 sec. East 279.82 feet from N.C.G. S. Monument "Rainbow"; and runs thence from said existing iron pin South 64 deg. 30 min. 39 sec. West 22.84 feet to a railroad spike in the centerline of State Road #1341 (McEntire Road) said railroad spike being also located North 23 deg. 34 min. 13 sec. East 279.82 feet from N.C.G.S. Monument "Rainbow"; and runs thence with the centerline of State Road #1341 and with the old line of the property described in the above-referenced Deed of record in Deed Book 624, Page 699, the following ten (10) calls: (1) North 18 deg. 52 min. 30 sec. East 264.20 feet; (2) North 17 deg. 46 min. 31 sec. East 60.52 feet; (3) North 15 deg. 46 min. 56 sec. East 61.83 feet; (4) North 13 deg. 28 min. 50 sec. East 62.23 feet; (5) North 11 deg. 09 min. 27 sec. East 62.61 feet; (6) North 09 deg. 14 min. 43 sec. East 62.96 feet; (7) North 07 deg. 24 min. 35 sec. East 63.01 feet; (8) North 05 deg. 48 min. 36 sec. East 63.19 feet; (9) North 03 deg. 29 min. 36 sec. East 52.36 feet; and (10) North 00 deg. 44 min. 09 sec. East 42.73 feet to a railroad spike in the centerline of State Road #1341; and runs thence with line of the property of Guynell Burgess as described in Deed of record in Deed Book 216, Page 222, Rutherford County Registry, South 86 deg. 16 min. 56 sec. East (passing through an existing iron pin at 28.11 feet) 247.79 feet to an existing iron pin located in an old corner; and runs thence from said existing iron pin and continuing with the line of the above-referenced Burgess property, South 86 deg. 15 min. 08 sec. East 1116.52 feet to an existing iron pin in line of the above-referenced Burgess property and in corner of the 16.62 acre tract of Edward L. Foshie and wife, Joyce G. Foshie, described in the Deed of record in Deed Book 553, Page 138, Rutherford County Registry; and runs thence with line of the above-referenced Foshie 16.62 acre tract South 12 deg. 31 min. 52 sec. East 789.98 feet to an existing iron pin located in the common corner of the above-referenced Edward L. Foshie 16.62 acre tract and the 87.75 acre tract also owned by Edward L. Foshie and wife, Joyce G. Foshie as described in the Deed of record in Deed Book 518, Page 653, Rutherford County Registry; and runs thence with the line of the above-referenced Edward L. Foshie 87.75-acre tract North 73 deg. 31 min. 10 sec. West 685.02 feet to an existing iron pin located in the common corner of the Edward L. Foshie 87.75 acre tract; and runs thence with line of the above-referenced Edward L. Foshie 87.75 acre tract South 43 deg. 10 min. 01 sec. West 224.48 feet to an existing iron at a fence corner, being a common corner of the above-referenced Foshie 87.75 acre tract and the property of Betty A. Biggerstaff as described in the Deed of record in Deed Book 613, Page 353, Rutherford County Registry; and runs thence with the northeastern boundary line of the above-referenced Biggerstaff property North 49 deg. 08 min. 24 sec. West 488.34 feet to an existing iron pin situated on the south side of the asphalt drive leading from State Road #1341 to the residence building located on the property herein described; and runs thence with the northwest boundary line of the above-referenced Biggerstaff property, South 41 deg. 15 min. 55 sec. West 571.40 feet to an existing iron pin in the common corner of the above-referenced Biggerstaff property and the above referenced property of H. D. Investments; and runs thence with line of the above-referenced property of H. D. Investments, North 36 deg., 25 min. 32 sec. West 221.12 feet to the point and place of BEGINNING, containing 23.79 acres, more or less.

Being the same and identical property as conveyed by Pines Properties, Inc., a North Carolina Corporation to Leon D. Mast and wife, Angeline J. Mast by Quitclaim Deed dated November 7, 2012, and of record in Deed Book 1053, Page 774, Rutherford County Registry, and reference being also made to deed from Pines Properties, Inc., a North Carolina Corporation to Leon D. Mast and wife, Angeline J. Mast by deed dated December 28, 2006, and of record in Deed Book 922, Page 145, Rutherford County Registry.

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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:

- 1. Any and all easements, rights of way and restrictions of record.
- 2. Any and all zoning and planning ordinances.
- 3. Any discrepancies as an accurate survey of the premises might reveal.
- 4. Any and all other matters 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.

Leon D. Mast (SEAL)
Leon D. Mast

Angeline J. Mast (SEAL)
Angeline J. Mast

STATE OF NORTH CAROLINA
COUNTY OF RUTHERFORD

I, Denise C. White, a Notary Public of the County and State aforesaid do hereby certify that Leon D. Mast and wife, Angeline J. Mast, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and notarial seal this the 15th day of May, 2019.

Denise C. White
Notary Public

My Commission Expires: 10-10-2019

