

\$194.00

BOOK 236 PAGE 1775

Prepared By: B. B. Massagee, III

STATE OF NORTH CAROLINA

GENERAL WARRANTY DEED

COUNTY OF POLK *det*  
*52-61*

THIS DEED, made and entered into this \_\_\_\_\_ day of October, 1996, by and between MARJORIE A. MOE, formerly known as Marjorie A. Krebs, single (hereinafter referred to as the "party of the first part") and TERI L. EAKINS (hereinafter referred to as the "party of the second part" and having a mailing address of PO Box 803 Laurel Drive and Memory Lane, Saluda, NC 28773);

WITNESSETH:

The said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and Other Valuable Consideration to her in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do bargain, sell, and convey in fee simple unto said party of the second part, its successors and assigns, a certain tract or parcel of land lying and being in Saluda Township, Polk County, North Carolina, more particularly described as follows:

BEGINNING on an iron pin located in the southeastern margin of Memory Lane, said iron pin being the northeastern corner of Lot 15 and the northwestern corner of Lot 8, as shown on a plat of the Dr. E.M. Salley Property recorded in Map/Slide A-19 at Page 73 in the Office of the Register of Deeds for Polk County, North Carolina; and running thence from said beginning iron pin and with the southeastern margin of Memory Lane, North 78 deg. 36 min. 11 sec. East, crossing a spike located in a locust root at a distance of 243.94 feet, a total distance of 278.3 feet to an iron pin in or near the center of Laurel Drive; thence with or near the center of Laurel Drive, South 23 deg. 39 min. 10 sec. West 151.12 feet to an iron pin; thence leaving said Laurel Drive and running with the line of Lot 7 as shown on said plat of the Dr. E.M. Salley Property, South 86 deg. 04 min. 56 sec. West, crossing a power pole and an iron pin in line at a distance of 30.19 feet, a total distance of 219.56 feet to an iron pin in the line of Lot 15 as shown on said plat of the Dr. E.M. Salley Property; thence with the line of said Lot 15, North 3 deg. 59 min. 22 sec. East 98.68 feet to the point and place of the BEGINNING, containing 0.641 acres, more or less. ALSO being all that real property conveyed to Marjorie A. Krebs by deed recorded July 27, 1993 in Deed Book 219, Page 706, Polk County Registry, reference to which is hereby made for more complete description.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all privileges and appurtenances thereunto belonging to her, the said party of the second part and her heirs and assigns in fee simple forever.

And said party of the first part does covenant that she is seized of said lands in fee and have the right to convey the same in fee simple, that title to same is marketable and free and clear of all encumbrances, and that she will warrant and defend the title herein conveyed against the lawful claims of all persons whomsoever. This conveyance and these warranties are made subject to the right-of-way for Memory Lane and Laurel Drive, to the utility easements of record.

IN TESTIMONY WHEREOF, said party of the first part has hereunto set her hand and seal the day and year first above written.

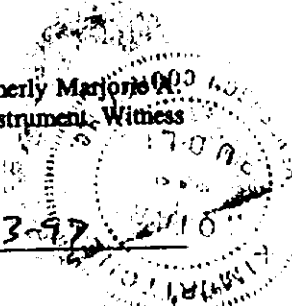
*Marjorie A. Moe* (SEAL)  
Marjorie A. Moe

STATE OF NORTH CAROLINA  
COUNTY OF Polk

I, a Notary Public of the County and State aforesaid, certify that Marjorie A. Moe (formerly Marjorie A. Krebs) personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 11<sup>th</sup> day of October, 1996.

*Kim Ritchey*  
Notary Public *Kim Ritchey*

My Commission Expires: 8-13-97



STATE OF NORTH CAROLINA  
COUNTY OF POLK

The foregoing certificate of Kim Ritchey, Notary Public, is certified to be correct. This instrument being presented for registration and recorded in this office this 11 day of October, 1996, at 1:19 p.m. in Deed Book 236, Page 1775 and verified.

POLK COUNTY REGISTER OF DEEDS

by: *Kimberly M. Wilson Capps*  
*By Pamela D. Miller, Asst.*

960139 POLK COUNTY  
Oct 11 1996 \$194.00

STATE OF  
NORTH  
CAROLINA



Real Estate  
Excise Tax