

2249

Unofficial Document

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RECORDED 9602779  
RIMONA H. PAGE  
REGISTER OF DEEDS  
ROCKINGHAM CO., N.C.

MAR 13 4 00 PM '96  
Mar 13 4:00 PM '96  
Book 933 Page 2249  
Rec Fee \$14 Probate \$2

ROCKINGHAM CNTY 83-13-96

\$160.00



Real Estate  
Excise Tax

Excise Tax \$160.00

Recording Time, Book and Page

Tax Lot No. .... Parcel Identifier No. ....  
Verified by ..... County on the ..... day of ....., 19 ....  
by .....

Mail after recording to ..... FOLGER, TUCKER & HOWE BOX .....

This instrument was prepared by ..... Curtis Howe .....

Brief description for the Index

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this .. 13th day of .. March .., 19 96 .., by and between

GRANTOR

GRANTEE

HAZEL H. WEST and  
husband, ALTON EUGENE WEST

ALVIE DONALD SHERMAN, JR. and  
ANNA KATHERINE COGGINS

1254 Anglin Mill Road  
Stoneville, N.C. 27048

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 .., Price .. Township, .. Rockingham .. County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A  
ENTITLED  
ALVIE DONALD SHERMAN, JR., and ANNA KATHERINE COGGINS  
REAL PROPERTY

51126W-3

000009332249

Unofficial Document Unofficial Document

51126W-3

000009332250

The property hereinabove described was acquired by Grantor by instrument recorded in .....

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:

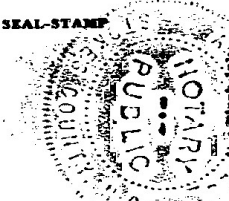
- 1. Local governmental zoning ordinances.
- 2. Any and all highway and utility rights of way of record.

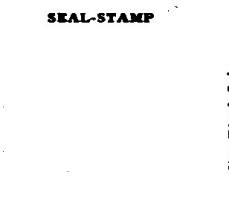
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

By: \_\_\_\_\_ (Corporate Name)  
 \_\_\_\_\_ President  
 ATTEST: \_\_\_\_\_  
 \_\_\_\_\_ Secretary (Corporate Seal)

USE BLACK INK ONLY

*Hazel H. West* (SEAL)  
 Hazel H. West  
*Alton Eugene West* (SEAL)  
 Alton Eugene West  
 \_\_\_\_\_ (SEAL)  
 \_\_\_\_\_ (SEAL)

SEAL-STAMP  NORTH CAROLINA, \_\_\_\_\_ Rockingham \_\_\_\_\_ County.  
 I, a Notary Public of the County and State aforesaid, certify that \_\_\_\_\_  
 \_\_\_\_\_ Hazel H. West and Alton Eugene West \_\_\_\_\_ Grantor,  
 personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my  
 hand and official stamp or seal, this 13th day of \_\_\_\_\_ March \_\_\_\_\_ 1996  
 My commission expires: \_\_\_\_\_ August 1, 2000 \_\_\_\_\_ Notary Public

SEAL-STAMP  NORTH CAROLINA, \_\_\_\_\_ \_\_\_\_\_ County.  
 I, a Notary Public of the County and State aforesaid, certify that \_\_\_\_\_  
 \_\_\_\_\_ he is \_\_\_\_\_ 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 of \_\_\_\_\_ Amy H. Steele, a Notary Public of Stokes Co. NC \_\_\_\_\_

is ~~not~~ 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.

Ramona H Page \_\_\_\_\_ REGISTER OF DEEDS FOR \_\_\_\_\_ Rockingham \_\_\_\_\_ COUNTY  
 By *Rachel M. Miller* \_\_\_\_\_ 7777 Deputy/Assistant - Register of Deeds

EXHIBIT A

ALVIE DONALD SHERMAN, JR., and ANNA KATHERINE COGGINS  
REAL PROPERTY

Beginning at an existing iron pipe lying in the southern right-of-way margin of Anglin Mill Road (S.R. No. 1358), said pipe marks the northwest corner of the George W. Manns property (See Deed Book 826 at Page 936), thence leaving the road, 3 lines along the said George W. Manns property South 02 degrees 32 minutes 59 seconds East 246.73 feet to an existing iron pipe, South 58 degrees 19 minutes 59 seconds East 502.27 feet to an existing iron pipe, and North 37 degrees 59 minutes 33 seconds East crossing an existing iron pipe at 112.12 feet, a total distance of 126.76 feet to a point in the centerline of N.C. State Road No. 2350, Quarter Road (dirt road), thence with the centerline of Quarter Road, the following 13 courses and distances: South 49 degrees 47 minutes 09 seconds East 84.25 feet to a point, South 52 degrees 49 minutes 14 seconds East 126.43 feet (chord distance) to a point South 55 degrees 51 minutes 19 seconds East 95.34 feet to a point, South 42 degrees 58 minutes 16 seconds East 178.52 feet (chord distance) to a point, South 30 degrees 05 minutes 14 seconds East 83.69 feet to a point, South 37 degrees 15 minutes 11 seconds East 302.63 feet (chord distance) to a point, South 44 degrees 25 minutes 08 seconds East 69.03 feet to a point, South 30 degrees 33 minutes 09 seconds East 262.67 feet (chord distance) to a point, South 16 degrees 41 minutes 10 seconds East 319.66 feet to a point, South 25 degrees 00 minutes 43 seconds East 366.63 feet (chord distance) to a point, South 13 degrees 11 minutes 39 seconds East 194.22 feet (chord distance) to a point, South 13 degrees 49 minutes 32 seconds West 213.75 feet (chord distance) to a point, and South 20 degrees 40 minutes 11 seconds West 8.89 feet to a point, thence leaving the road, a line with the Carnell Construction Co., property (see Deed Book 775, Page 654) and Lester Scales' property (see Plat Book 16 at Page 26) North 80 degrees 20 minutes 00 seconds West crossing an existing iron pipe at 27.85 feet and crossing another existing iron pipe at 527.64 feet, a total distance of 932.38 feet to an existing iron pipe, thence with the Lincoln Grogan and wife, Louise W. Grogan property (see Deed Book 351 at Page 137), the following 7 courses and distances: North 38 degrees 55 minutes 01 seconds East 132.00 feet to a point, North 15 degrees 15 minutes 08 seconds East 330.00 feet to a point, North 27 degrees 18 minutes 24 seconds West 247.50 feet to a point, North 47 degrees 50 minutes 14 seconds West 246.00 feet to a point, North 65 degrees 10 minutes 46 seconds West 561.00 feet to a point, North 29 degrees 07 minutes 19 seconds West 594.00 feet to a point, and North 11 degrees 58 minutes 07 seconds West 526.53 feet to a 2.00 foot pine lying in the southern right-of-way margin of said Anglin Mill Road, thence along the southern right-of-way margin of said Anglin Mill Road, North 78 degrees 09 minutes 44 seconds East 84.73 feet to a point, and North 72 degrees 35 minutes 01 seconds East 360.31 feet to the Point and Place of Beginning, and containing 44.481 acres more or less, per a plat of survey prepared by Borum, Wade & Associates, P.A., R.L.S., dated March 12, 1996, and entitled "Survey for Alvie Donald Sherman, Jr., and Anna Katherine Coggins," said plat is incorporated herein by reference and attached hereto for more particularity of description.

51126W.3

12251

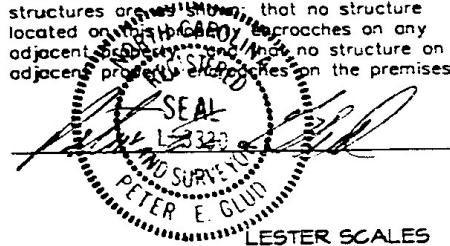
51126 RV.3

2252

I certify that on the date of this drawing, I surveyed the property shown on this map; that the property lines and location of all structures are shown; that no structure located on this property encroaches on any adjacent property; and no structure on adjacent property encroaches on the premises

This property is not located in a special flood hazard area as determined by the Department of Housing and Urban Development.

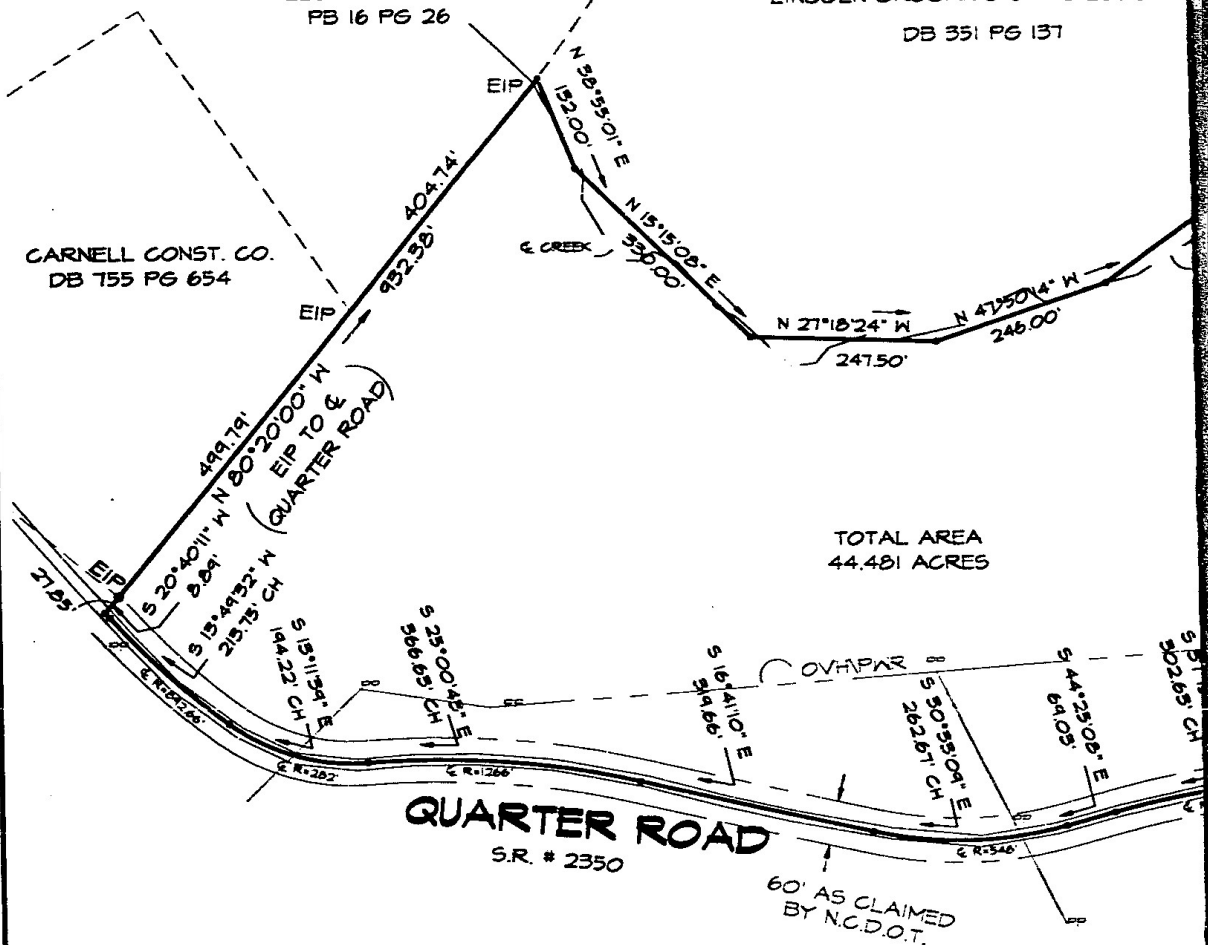
"THIS IS NOT A CERTIFIED SURVEY AND NO RELIANCE MAY BE PLACED IN ITS ACCURACY."



LESTER SCALES  
PB 16 PG 26

LINCOLN GROGAN and wife LOUISE W  
DB 351 PG 137

CARNELL CONST. CO.  
DB 755 PG 654



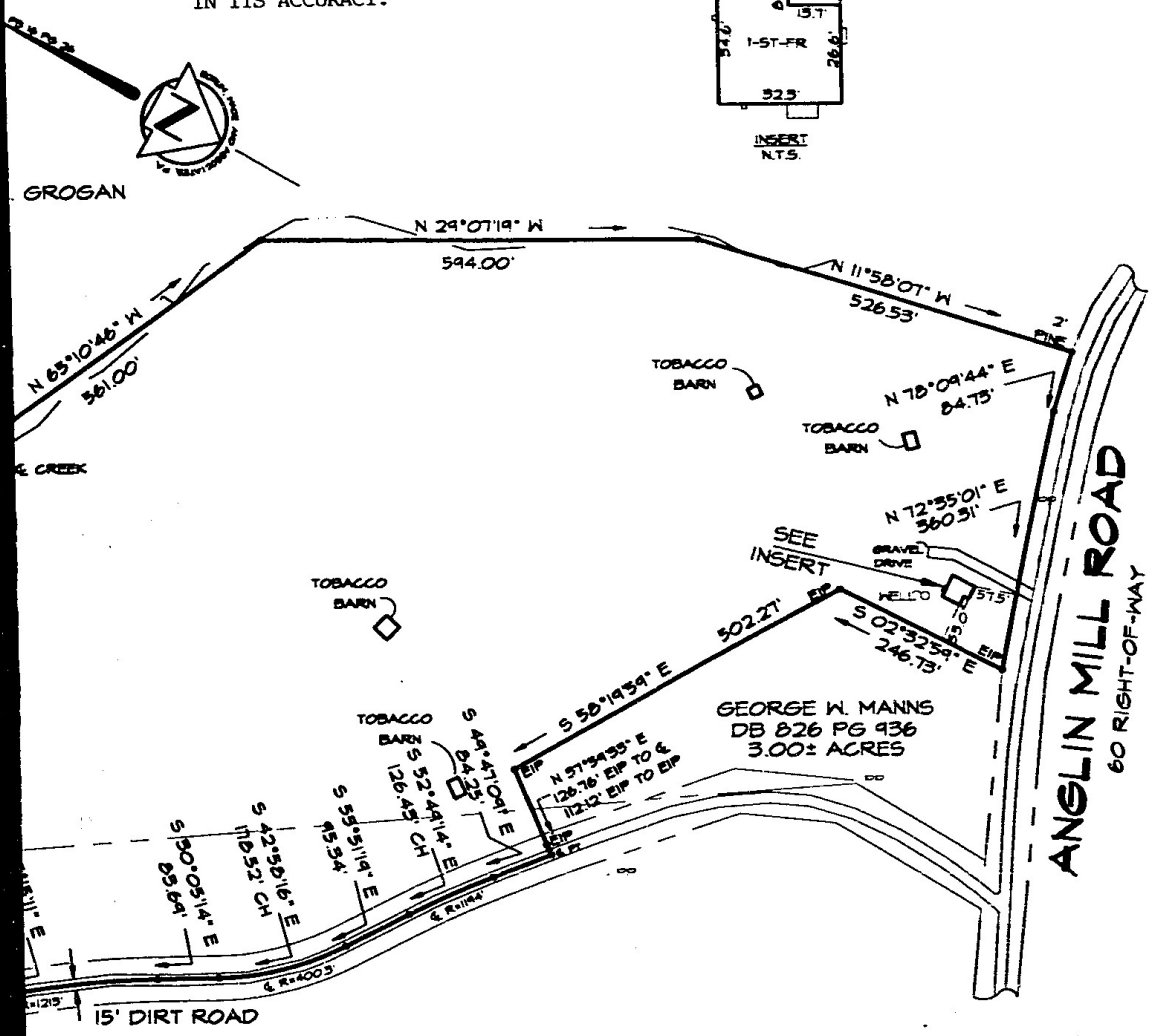
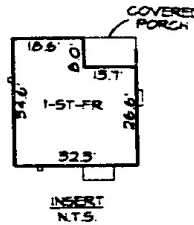
TOTAL AREA  
44.481 ACRES

F. WISCOBOUNDARY/SHERMAN

000009332252

2253

"THIS IS NOT A CERTIFIED SURVEY  
AND NO RELIANCE MAY BE PLACED  
IN ITS ACCURACY."



51126 RW-3

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NOT FOR RECORDING

**BORUM, WADE AND ASSOCIATES, P.A.**  
ENGINEERS - PLANNERS - SURVEYORS  
405-D PARKWAY GREENSBORO, NC  
PHONES: 275-0471 ~ 272-3115

SURVEY FOR:  
**ALVIE DONALD SHERMAN, JR.**  
**ANNA KATHERINE COGGINS**  
1254 ANGLIN MILL ROAD  
STONEVILLE, NORTH CAROLINA

SCALE: 1=200'      DATE: MARCH 12, 1996  
LOT #      PHASE      MAP  
OF      SEC  
PLAT BOOK      PAGE  
DEED BOOK      920      PAGE 1001  
TAX PARCEL # 7011-81-5903