

Pl. 200-Pg. 260

NORTH CAROLINA

CASWELL COUNTY

WARRANTY DEED

THIS DEED, made this 1st day of June, 1979, by HOPE M. JAMES, JR. and wife, BETTY SUE JAMES, hereinafter referred to as Grantor, to SONSHINE SOUTH PROPERTY OWNERS ASSOCIATION, INC., hereinafter referred to as Grantee. The designations Grantor and Grantee as used herein shall include the singular, plural, masculine, feminine, and neuter as required by the context;

WITNESSETH:

That the Grantor, in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other valuable consideration, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does grant, bargain, sell, and convey to the Grantee, his heirs, successors, and assigns, subject to the conditions, restrictions, encumbrances, and reservations hereinafter stated, all of the following described real property:

NO TAXABLE
CONSIDERATION

All that certain 60-foot private roadway leading from N. C. Highway 57 into the subdivision known as SONSHINE SOUTH, beginning at N. C. Highway No. 57 at a corner with Sonshine Church and following the existing roadway to the northeast corner of Lot No. 12 on the plat hereinafter referred to, together with all other roadways within the said SONSHINE SOUTH subdivision, as depicted on that plat entitled "SONSHINE SOUTH," as compiled from an actual survey by Phillip J. Hall & Associates, dated March, 1979; the aforesaid plat being of record in the Caswell County Registry in Plat Book 10 Page 35 is hereby incorporated herein as an integral part of this description by express reference thereto.

This conveyance is expressly made subject to all valid easements and other encumbrances whether of record or not in favor of public utilities, highways, and others,

The Grantor saves and excepts and expressly reserves from this conveyance a permanent right-of-way of easement over and across the roadways conveyed herein. This reservation of right-of-way of easement shall be permanent in favor of Hope M. James, Jr. and wife, Betty Sue James, their heirs, successors, and assigns and shall run with the land for the benefit of Hope M. James, Jr. and wife, Betty Sue James, their heirs, successors, and assigns and for the benefit of their property.

This is a conveyance by the Grantor in order to enhance the development of Sonshine South, by providing for the control, ownership, maintenance, and repair of all roadways in SONSHINE SOUTH subdivision by purchasers of lots in said subdivision through their membership in Sonshine South Property Owners Association, Inc.

TO HAVE AND TO HOLD said property, with all privileges and appurtenances thereunto belonging, to the said Grantee, his heirs, successors, and assigns, forever, without exception other than as above-stated.

261

PAGE TWO

The Grantor covenants that he is seized of said property in fee simple and that he has the right to convey the same in fee simple; that the same is free from all encumbrances (with any exceptions above-stated); and that he will warrant and defend the title to same against the claims of all persons whomsoever.

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

Hope M. James, Jr. (SEAL)
Hope M. James, Jr.

Betty Sue James (SEAL)
Betty Sue James

NORTH CAROLINA

CASWELL COUNTY

I, Gray S. Daniel, a Notary Public do hereby certify that Hope M. James, Jr. and wife, Betty Sue James personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 1st day of June, 1979



Gray S. Daniel
Notary Public

My Commission expires: 4/1/84

NORTH CAROLINA, CASWELL COUNTY
I, CECIL K. COBB, tax collector in and for the aforesaid county, do hereby certify pursuant to Chapter 347 of the 1977 Session Laws of the State of North Carolina, that the foregoing described realty is not subject to and that all delinquent taxes thereon have been paid this the 11 day of June, 1979.
By James L. Swinton
Official of the Tax Collector, Caswell County, N. C.

North Carolina, Caswell County.

The foregoing (or annexed) certificate Gray S. Daniel,
Notary Public of Caswell Co., N.C., and _____,
Notary Public of _____, is hereby certified to be correct.

This the 11 day of June, A.D., 1979.

Filed for registration on the 11 day of June, 1979.

at 3:02 o'clock P.M. Bk. 200-4-260.

By Patsy K. Hallington
Assistant Register of Deeds

3:02

Map 10-Pg. 35

LINE	BEARING	DISTANCE
1	N 70° 52' 46" E	50.00'
2	N 70° 52' 46" E	50.00'
3	N 70° 52' 46" E	50.00'
4	N 70° 52' 46" E	50.00'
5	N 70° 52' 46" E	50.00'
6	N 70° 52' 46" E	50.00'
7	N 70° 52' 46" E	50.00'
8	N 70° 52' 46" E	50.00'
9	N 70° 52' 46" E	50.00'
10	N 70° 52' 46" E	50.00'
11	N 70° 52' 46" E	50.00'
12	N 70° 52' 46" E	50.00'
13	N 70° 52' 46" E	50.00'
14	N 70° 52' 46" E	50.00'
15	N 70° 52' 46" E	50.00'
16	N 70° 52' 46" E	50.00'
17	N 70° 52' 46" E	50.00'
18	N 70° 52' 46" E	50.00'
19	N 70° 52' 46" E	50.00'
20	N 70° 52' 46" E	50.00'
21	N 70° 52' 46" E	50.00'
22	N 70° 52' 46" E	50.00'
23	N 70° 52' 46" E	50.00'
24	N 70° 52' 46" E	50.00'
25	N 70° 52' 46" E	50.00'
26	N 70° 52' 46" E	50.00'
27	N 70° 52' 46" E	50.00'
28	N 70° 52' 46" E	50.00'
29	N 70° 52' 46" E	50.00'
30	N 70° 52' 46" E	50.00'
31	N 70° 52' 46" E	50.00'
32	N 70° 52' 46" E	50.00'
33	N 70° 52' 46" E	50.00'
34	N 70° 52' 46" E	50.00'
35	N 70° 52' 46" E	50.00'
36	N 70° 52' 46" E	50.00'
37	N 70° 52' 46" E	50.00'
38	N 70° 52' 46" E	50.00'
39	N 70° 52' 46" E	50.00'
40	N 70° 52' 46" E	50.00'
41	N 70° 52' 46" E	50.00'
42	N 70° 52' 46" E	50.00'
43	N 70° 52' 46" E	50.00'
44	N 70° 52' 46" E	50.00'
45	N 70° 52' 46" E	50.00'
46	N 70° 52' 46" E	50.00'
47	N 70° 52' 46" E	50.00'
48	N 70° 52' 46" E	50.00'
49	N 70° 52' 46" E	50.00'
50	N 70° 52' 46" E	50.00'

LEGEND

- corner bound
- non p n s e t
- methodical point no even set

NOTE - No lines are set on road R/W
lines are set on property line, at
random distances from road R/W



SONSHINE SOUTH

Milton Township, Caswell County, N. C.
March 1979, Phillip J. Hall & Assoc.

Scale 1" = 200'



NORTH CAROLINA, PERSON COUNTY
I, Neal C. Hamlett, certify
that under my supervision and
direction the following land was
an actual survey and that the
error of the survey is less than
the error of the standard
22 days of 1979, 1979, 1979

Neal C. Hamlett
Registered Land Surveyor

NORTH CAROLINA, PERSON COUNTY
I, Gary Lee Hall, certify
that the following land was
an actual survey and that the
error of the survey is less than
the error of the standard
22 days of 1979, 1979, 1979

Gary Lee Hall
Notary Public

North Carolina, Caswell County

I, Phillip J. Hall, certify
that the following land was
an actual survey and that the
error of the survey is less than
the error of the standard
22 days of 1979, 1979, 1979

Phillip J. Hall
Notary Public

My Comm. Expires August 31, 1983