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FILED
YADKIN COUNTY, NC
KAREN H. WAGONER
REGISTER OF DEEDS

FILED Apr 13, 2006
AT 11:26:47 am
BOOK 00778
START PAGE 0487
END PAGE 0493
INSTRUMENT # 02097

Yadkin County 04-13-2006
NORTH CAROLINA
Real Estate
Excise Tax \$1,120.00

Tax Collector: KE
Land Records: RAB
Tax Appraiser: KE

Mail after recording to:

Grantee- 5700 Winding Creek Lane East Bend NC 27108
Parcel# 587700032015
This instrument was prepared by: George S. Thomas Parcel# 587700125961
Excise Tax \$1,120.00 Parcel# 587700130082

NORTH CAROLINA

GENERAL WARRANTY DEED

YADKIN COUNTY

THIS DEED made this 7 day of April, 2006, by and between SHARON A. NICELY and husband, JACK L. VOGLER, hereinafter referred to as "Grantor"; and B. PRATT SCROGGS, hereinafter referred to as "Grantee";

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 Yadkin County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED

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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:

Save and except easements, restrictions and right-of-ways on subject property; the 2006 taxes shall be prorated and all future taxes be paid by the Grantee.

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

Sharon A. Nicely (Seal)
Sharon A. Nicely

Jack L. Vogler (Seal)
Jack L. Vogler

State of North Carolina
Forsyth County

I John W. Koment of Marion County, North Carolina do certify that on this 7 day of April 2006, before me personally appeared Sharon A. Nicely and Jack L. Vogler personally known to me to be the person (s) whose name (s) are signed on the preceding or attached record, and acknowledged to me that they signed it voluntarily for its stated purpose.

(Official seal)



[Signature]
Official Signature of Notary

My commission expires the 019 day of January, 20 08.

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EXHIBIT "A"

PARCEL ONE:

(A-05450; 5877 (00) 03 2015) Being all of that tract containing 4.5147 acres, more or less, lying in Foxbush Township, Yadkin County, North Carolina; bounded by lands owned by and/or in possession of persons as follows; on the north by other lands of Gonzales & Wilkinson and by Marc G. Fougerat, on the southeast by other lands of Gonzales & Wilkinson and Vernon R. Matthews, on the south by Vernon R. Matthews and Chester G. White, and on the west by other lands of Gonzales & Wilkinson; said tract being located approximately 3/4 miles south of southeast of the center of the Town of East Bend; and being more particularly described by courses referenced to that plat recorded in Plat Book 6 at page 71 and distances according to a survey dated September 18, 1990, and revised April 8, 1991, by Kenneth Wayne Horton, RLS No. L-1441, as follows:

COMMENCING at an iron rod in the centerline of paved SR 1566 (Taylor Rd.) and in the northern line of Tract B-1 as described on that plat recorded in Plat Book 6 at page 71 and runs thence with the center of SR 1566 south 18 deg. 05 min. 32 sec. east, crossing a nail at 438.14 feet, a total distance of 482.04 feet to a nail; thence along a 40-ft. easement centerline the following three calls: (1) south 70 deg. 22 min. 28 sec. west 280.36 feet to a point, (2) north 79 deg. 40 min. 42 sec. west 186.78 feet to a point, and (3) north 82 deg. 31 min. 47 sec. west 350.58 feet to a point, the BEGINNING of the within described 4.5147-acre tract; thence a new line for Gonzales & Wilkinson south 23 deg. 18 min. 48 sec. west, crossing an iron rod at 22.67 feet, a total distance of 244.94 feet to an iron rod in the northern line of Vernon R. Matthews; thence with the lines of Matthews the following two calls: (1) north 57 deg. 58 min. 35 sec. west 200.00 feet to an iron found, and (2) south 46 deg. 26 min. 20 sec. west 412.75 feet to an iron found; thence continuing with the northern line of Matthews and the northern line of Chester G. White south 84 deg. 49 min. 43 sec. west 206.76 feet to an iron rod; thence new lines for Gonzales & Wilkinson the following three calls: (1) north 04 deg. 15 min. 07 sec. east, crossing an existing at 200.52 feet, crossing an iron rod at another 271.56 feet, a total distance of 502.08 feet to a point, (2) south 78 deg. 04 min. 45 sec. east 50 feet to a point, and (3) south 89 deg. 18 min. 35 sec. east 166.01 feet to a point; thence a new line for Gonzales & Wilkinson and with the southern line of that tract described in that deed to Marc G. Fougerat and wife south 46 deg. 28 min. 42 sec. east 262.37 feet to an iron found; thence with the southern lines of Fougerat the following three calls: (1) north 57 deg. 26 min. 43 sec. west 121.00 feet to a point, (2) north 71 deg. 24 min. 27 sec. east 99.59 feet to a point, and (3) north 88 deg. 15 min. 33 sec. east 126.75 feet to the BEGINNING point.

TOGETHER with a non-exclusive right-of-way easement of ingress and egress to be appurtenant to and to run with the above described 4.5147-acre tract over and across that way 40 feet in width lying 20 feet on both sides of, perpendicular to and radially from that easement centerline which is more particularly described as follows:

COMMENCING at an iron rod in the centerline of paved SR 1566 (Taylor Rd.) and in the northern line of Tract B-1 as described on that plat recorded in Plat Book 6 at page 71 and runs thence with the center of SR 1566 south 18 deg. 05 min. 32 sec. east, crossing a nail at 438.14 feet, a total distance of 482.04 feet to a nail, the BEGINNING of the within described easement centerline; thence along the easement centerline the following three calls: (1) south 70 deg. 22 min. 28 sec. west 280.36 feet to a point, (2) north 79 deg. 40 min. 42 sec. west 186.78 feet to a point, and

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(3) north 62 deg. 31 min. 47 sec. west 360.68 feet to a point which is the easternmost corner of the above described 4.5147-acre tract, the END of the within described centerline.

TOGETHER with a non-exclusive right-of-way easement of ingress and egress to be appurtenant to and to run with the above described 4.5147-acre tract and SUBJECT to and RESERVING a non-exclusive right-of-way easement of ingress and egress to be appurtenant to and to run with other lands of Gonzalez & Milkinson which lie west of the above described 4.5147-acre tract over and across that way 40 feet in width lying 20 feet on both sides of, perpendicular to and radially from that easement centerline which is more particularly described as follows:

BEGINNING at a point, the easternmost corner of the above described 4.5147-acre tract, and runs thence with some of the lines of said 4.5147-acre tract the following three calls: (1) south 05 deg. 15 min. 33 sec. west 178.75 feet to a point, (2) south 71 deg. 24 min. 27 sec. west 99.53 feet to a point, and (3) south 57 deg. 26 min. 43 sec. west 121.00 feet to an iron found, the END of this centerline.

SUBJECT, however, to the following:

- 1. Easement to Duke Power Company recorded in book 260, page 321.

PARCEL TWO:

Being all of that tract containing 1.6161 acres, more or less, lying in Forbush Township, Yadkin County, North Carolina, bounded by lands owned by and/or in possession of persons as follow: on the north by the southern right-of-way line of a 40-foot private road; on the east by Linda W. Bonnett, on the south by Chester G. White, and on the west by Donald C. Lloyd and wife; said tract being located approximately 3/4 miles south of southeast of the center of the Town of East Bend; and being more particularly described by courses referenced to that plat recorded in Plat Book 6 at page 71 and distances according to a survey dated August 12, 1991, by K. Wayne Horton, RLS No. L-3441, as follows:

BEGINNING at a point in the southern right-of-way line of a 40-foot easement, the northeastern corner of that 1,000-acre tract described in that deed to Donald C. Lloyd and wife as recorded in book 321 at page 0900, and runs with the eastern line of Lloyd south 04 deg. 40 min. 17 sec. west, crossing an iron pipe set at 30 feet, a total distance of 542.48 feet to an iron set in the northern line of Chester G. White, thence with the northern line of White north 84 deg. 49 min. 43 sec. east 138.61 feet to the southwestern corner of Linda W. Bonnett as described in that deed recorded in book 314 at page 0905, thence with the western line of Bonnett north 04 deg. 15 min. 07 sec. west, crossing an iron pipe witness monument at 472.08 feet, a total distance of 502.08 feet to a point in the southern line of said 40-foot easement; thence with the southern line of said 40-foot southern right-of-way line of said easement north 78 deg. 04 min. 45 sec. west 133.97 feet to the BEGINNING point.

TOGETHER with a non-exclusive right-of-way easement of ingress and egress to be appurtenant to and to run with the above described 1.6161-acre tract over and across those two ways 40 feet in width which are more particularly described as follows:

WAY ONE: Lying 40 feet on the northern side of, perpendicular to and radially from that southern right-of-way line which is more particularly described as follows:

BEGINNING at a point, the northwestern corner of the above described 1.6161-acre tract, and runs thence with the northern line of said 1.6161-acre tract south 78 deg. 04

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min. 45 sec. west 133.97 feet to a point, the northwestern corner of that 4.5147-acre tract described in that deed to Linda M. Bennett as recorded in book 314 at page 905; thence with the northern line of Bennett the following three calls: (1) south 78 deg. 04 min. 45 sec. east 50 feet to a point; (2) south 89 deg. 18 min. 35 sec. east 166.01 feet to a point; and (3) south 48 deg. 28 min. 42 sec. east 262.37 feet to an iron found in the centerline of a gravelled driveway, the southernmost corner of Marc G. Fougerat and wife.

WAY TWO: Lying 20 feet on both sides of, perpendicular to and radially from that centerline which is more particularly described as follows:

BEGINNING at a point in the center of a gravelled driveway, the southernmost corner of Marc G. Fougerat and wife, and runs thence with the southern lines of Fougerat the following three calls: (1) north 57 deg. 26 min. 43 sec. east 121.00 feet to a point; (2) north 71 deg. 24 min. 27 sec. east 29.65 feet to a point; (3) north 85 deg. 15 min. 33 sec. east 126.78 feet to a point, the southwestern corner of that tract described in that deed to D. L. Queen and another; thence with the southern line of Queen and another south 62 deg. 31 min. 47 sec. east 150.58 feet to a point; thence with the southern line of Queen and another and beyond south 79 deg. 40 min. 42 sec. east 186.78 feet to a point; thence north 70 deg. 22 min. 28 sec. east 280.36 feet to a nail found in the center of the pavement for SR 1566.

AND BEING ALL THAT PROPERTY AS DESCRIBED IN DEED BOOK 459,
PAGE 145, YADKIN COUNTY REGISTRY.

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PARCEL THREE:

BEGINNING at a point in the center line of a 40 foot access easement recorded in Book 265, Page 688, Yadkin County Registry, said point also being the Southwest corner of D.L. Queen, Book 305, Page 258; running thence along the center line of said access easement and with the South line of Queen, South 62 deg. 31 min. 47 sec. East 360.58 feet to a point; running thence along said center line South 79 deg. 40 min. 42 sec. East 186.78 feet to a point and continuing with said center line North 70 deg. 22 min. 28 sec. East 29.6 feet to a point; running thence along a new line South 0 deg. 52 min. 45 sec. West 424.47 feet to a point in the South line of Gonzales and Wilkinson, Book 251, Page 996; running thence along said South line North 57 deg. 57 min. 19 sec. West 733.79 feet to a point; running thence North 23 deg. 18 min. 48 sec. East 244.94 feet to a point in the center line of a 40 foot access easement, the point and place of BEGINNING containing approximately 4.287 acres according to an unrecorded plat of survey by Wayne Horton, R.L.S.

AND BEING ALL THAT PROPERTY DESCRIBED IN BOOK 532, PAGE 716, YADKIN COUNTY REG.

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PARCEL FOUR:

BEGINNING at a nail in the center line of State Road 1566, said nail being the Northeasternmost corner of Vernon R. Matthews, Deed Book 229, Page 64, Yadkin County Registry, and also being the Southeasternmost corner of J. K. Wilkinson and Ruben D. Gonzales, Deed Book 251, Page 996, Yadkin County Registry; running thence along Matthews' North line and the South line of Gonzales and Wilkinson, North 77° 45' 09" West 389.09 feet to a point, and continuing North 57° 57' 19" West 81.0 feet to a point; running thence on a new line North 00° 52' 45" East 424.47 feet to a point in the center line of a 40-foot access easement recorded in Deed Book 265, Page 688, Yadkin County Registry; running thence along the center line of said access easement North 70° 22' 28" East 160.76 feet to a point; running thence on a new line North 18° 05' 32" West 20 feet to a point at the North line of said access easement; running thence with said North line North 70° 22' 28" East 90.0 feet to a nail in the center line of State Road 1566; running thence along the center line of State Road 1566 the following two courses and distances: South 18° 05' 32" East 255.34 feet to a nail and South 17° 58' 00" East 431.50 feet to a nail, the point and place of BEGINNING, containing approximately 4.287 acres, more or less, according to an unrecorded plat of survey by Wayne Horton; RLS;

TOGETHER WITH AND SUBJECT TO a 40-foot ingress and egress easement as recorded in Deed Book 265, Page 688, and Restrictive Covenants recorded in Book 303, Page 620, Yadkin County Registry.

AND BEING ALL THAT PROPERTY DESCRIBED IN BOOK 548, 400, YADKIN COUNTY REG.

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