

ASSASSOR TO BE
THE MITCHELL COUNTY
REGISTER OF DEEDS OFFICE
DATE 7-7-17



2017001241
MITCHELL CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$350.00

PRESENTED & RECORDED
07-07-2017 03:14:04 PM
KATHY LAWS
REGISTER OF DEEDS
BY LORI PITMAN
DEPUTY
BK: RE 581
PG: 477-479

Mitchell County

Date July 07, 2017

PIN

Taxes PAID thru 2016

By AEB

Excise Tax \$350.00	Return after recording to →	Holmes & Holmes
Tax Map ID # 0835-00-45-0485	Prepared by	P.O. Box 615
	D. Michael Holmes	Spruce Pine, NC 28777

BRIEF DESCRIPTION FOR INDEX → ±35 ACRES BRADSHAW TOWNSHIP

STATE OF NORTH CAROLINA	DATE	GENERAL
COUNTY OF MITCHELL	July 7, 2017	WARRANTY DEED

Star Bryant Bennett, single 145 Ridgeview Lane Bakersville, NC 28705	Sheldon R. Johnson and wife, Tracey J. Johnson 1355 Trails End Rd Greenville, IL 62246
Grantor	Grantee

When reference herein is made to the GRANTOR and/or the GRANTEE, the singular shall include the plural, the neuter shall include the masculine as well as the feminine.

WITNESSETH

FOR VALUABLE CONSIDERATION RECEIVED, receipt of which is hereby acknowledged, the GRANTOR hereby has bargained sold and conveyed in fee simple unto the GRANTEE all that certain lot or parcel of land the City of N/A , Bradshaw Township of Mitchell County more particularly described as follows:

SEE 'EXHIBIT A' ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR A COMPLETE LEGAL DESCRIPTION.

TO HAVE AND TO HOLD this realty and all privileges and appurtenances thereto belonging unto the GRANTEE its heirs, successors and/or assigns 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 the title is marketable and free and clear of all encumbrances, and that GRANTOR will forever warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Any other Restrictions, Appurtenances, Easements (including, but not limited to general service and utility easements) and Rights of Way as they may appear of record.



Grantor to INITIAL

GRANTOR'S "RESIDENCE" DISCLOSURE

If initialled,
the property described herein includes the primary residence
of the Grantor pursuant to N.C. Gen. Stat. §105-317.2.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing on the DATE first above written.

USE BLACK INK ONLY

Star Bryant Bennett (Seal)
Star Bryant Bennett

<div><div>Elizabeth L. Holmes Notary Public North Carolina</div><div><div>My commission expires: 11/24/19</div></div></div>	<div>STATE OF NORTH CAROLINA, MITCHELL COUNTY</div> <div>I, a Notary Public of the State and County aforesaid, do hereby certify that Star Bryant Bennett personally appeared before me this day and acknowledged to me that she signed the foregoing document for the purpose(s) expressed therein:</div> <div>Official Signature of Notary</div> <div>Elizabeth L. Holmes Printed (or typed) Name of Notary</div> <div>Date: 7/7/17</div>
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EXHIBIT A

BEGINNING on an apple tree and rock, G. B. Barnett and F. C. Herrell's old corner; thence S 39 E 3 poles to a rock marked with a cross in the creek; thence up the creek with middle of creek N 88 W 5 poles 6 links to a rock on the north side of creek at public road bridge; thence up the creek S 72 E 4 poles to the mouth of Rich Hollow branch; thence N 61 E 2½ poles 4½ links to a rock in creek; thence N 55 E 8 poles to a maple and planted rock at the mouth of a hollow on the east side of the road; thence up the hollow and with F. C. Herrell's line S 72 E 8 poles to a small hemlock in the hollow; thence S 53 E 2 poles 13 links to a spring in the head of hollow; thence up the hill S 70 E 11 poles 13 links to an old chestnut and hemlock at the top of the ridge; thence up same ridge and high N 52 E 21 poles 7 links to a sourwood on top of ridge; thence up same ridge N 4 E 8 poles 16 links to an earth rock about 4 feet high on top of same ridge; thence N 70 E 6 poles to a sugar tree on top of knob; thence due east 4 poles to a hickory and wire fence; thence up the same ridge S 72 E 4 poles 6 links to a sourwood on same ridge; thence S 80 E 14 poles 9 links to a large beech on same ridge; thence due east 8 poles to a white oak; thence up same ridge N 82 E 8 poles to an earth rock; thence up same ridge N 62 E 12 poles 6 links to an earth rock; thence N 49 E 5 poles 4 links to a locust; thence up same ridge N 61 E 7 poles 4 links to a large sourwood on top of knob; thence N 45 E 6 poles to I. V. Peterson's and G. B. Barnett's rock and chestnut oak corner on top of knob; thence down the ridge N 64 W 8 poles 7 links to a rock, I. V. Peterson and G. B. Barnett's old corner; thence N 50 W 8 poles 8 links to a small black gum on top of ridge; thence N 36 W 9 poles 6 links to an old maple corner; thence N 83 W 12 poles 4 links to a rock and black gum corner; thence N 63 W 9 poles 3 links to a rock corner on same ridge; thence N 51 W 14 poles 9 links to a rock corner on a knob; thence N 77 W 8 poles to a rock corner; thence S 60 W 5½ poles to an earth rock; thence S 46 W 8 poles to a hemlock and earth rock; thence S 70 W 6 poles 9 links to a hemlock; thence S 66 W 5½ poles to a chestnut stump and planted rock; thence down with the wire fence S 36 11 poles 6 links to a large beech, I. V. Peterson's and G. B. Barnett's old corner on the southwest side of hollow; thence down the hollow N 45 W 18 poles to a sycamore at the creek; thence crossing the creek and running N 51 W 4 poles 14 links to an apple tree on the left side of a hollow; thence N 77 W 19 poles to a bunch of witch hazel or deedwood; thence N 69 W 6 poles 6 links to a hickory on same ridge; thence N 64 W 14½ poles to a maple and flat rock; thence N 59 W 11 poles 6 links to a maple on ridge; thence N 74 W 7 poles 15 links to a hickory on top of Rocky Knob Ridge; thence down the ridge S 16 W 14 poles to a chestnut oak; thence S 2 E 12½ poles to a rock on top of knob; thence down the ridge S 32 W 10 poles to a small sourwood on same ridge; thence S 29 W 10 poles to a hickory on same ridge; thence S 1 W 8 poles 11 links to a white oak on the ridge; thence down S 9 E 11 poles to a chestnut oak on same ridge; thence S 49 E 8 poles 6 links to a large leaning white oak, F. C. Herrell's and G. B. Barnett's old corner; thence S 43 E 17½ poles to an apple tree, the **BEGINNING**, containing 45 acres, more or less.

EXCEPTING 10 acres heretofore conveyed to Curley Peterson and wife, Norma Faye Peterson, of record at Book 152, Page 581 Mitchell County Registry. Being the same lands described at Deed Book 171, Page 272, Mitchell County Registry.

AND BEING the same lands described in that certain deed dated 24 May, 2005 and recorded in Deed Book 415 at Page 699 of the Mitchell County Registry.

PROPERTY INCLUDES EXISTING THREE-BEDROOM HOMESITE WITH FUNCTIONING WELL AND SEPTIC SYSTEMS. GRANTEE shall have the right to tear down and remove what remains of the home presently located on the property.