

Mitchell County

Date 07-25-2016

PIN _____

Taxes PAID thru 2015

By H. R. [Signature]

APPROVED BY TAX ASSESSOR TO BE
RECORDED IN THE MITCHELL COUNTY
REGISTER OF DEEDS OFFICE
DATE BH 7/25/16



2016001296
MITCHELL CO, NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
07-26-2016 11:08:10 AM
KATHY LAWS
REGISTER OF DEEDS
BY: KATHY LAWS
ROD
BK: RE 570
PG: 887-889

Excise Tax NONE	Return after recording to →	Holmes & Holmes
Tax Map ID # p/o 0835-00-58-2710	Prepared by	P.O. Box 615
	Elizabeth L. Holmes	Spruce Pine, NC 28777

BRIEF DESCRIPTION FOR INDEX → ±19.469 ACRES BRADSHAW TOWNSHIP

STATE OF NORTH CAROLINA	DATE	GENERAL WARRANTY DEED
COUNTY OF MITCHELL	July _____, 2016	

Zachary R. Johnson or Alynn M. Johnson, Trustees under the Zachary R. Johnson Living Trust, dated September 2, 2011 519 West Harrison Avenue Wheaton, IL 60187	Zachary R. Johnson or Alynn M. Johnson, Trustees under the Zachary R. Johnson Living Trust, dated September 2, 2011 519 West Harrison Avenue Wheaton, IL 60187
----- "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.

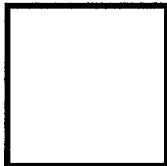
TO HAVE AND TO HOLD this realty and all privileges and appurtenances thereto belonging unto the GRANTEE its heirs, successors and/or assigns in fee simple.

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

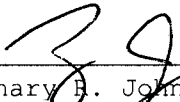


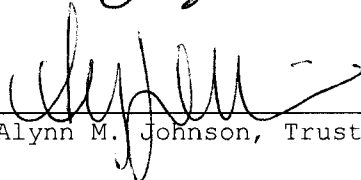
GRANTOR'S "RESIDENCE" DISCLOSURE

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

 (Seal)
Zachary R. Johnson, Trustee

 (Seal)
Alynn M. Johnson, Trustee

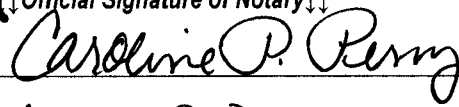
	STATE OF <u>Illinois</u> , <u>DuPage</u> COUNTY
OFFICIAL SEAL CAROLINE P PERRY Notary Public - State of Illinois My Commission Expires Dec 6, 2019	I certify that Zachary R. Johnson and Alynn M. Johnson, Trustees under the Zachary R. Johnson Living Trust, dated September 2, 2011, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes expressed therein.
(Official Seal) My commission expires: <u>Dec. 6, 2019</u>	↓ Official Signature of Notary ↓  <u>Caroline P. Perry</u> ← Printed (or typed) Name of Notary Date: <u>July 21, 2016</u>

EXHIBIT A

BEGINNING on an existing iron pin, said iron pin being in the line of Star B. Bennett, et. al. (see Deed Book 415 at Page 699, Mitchell County Registry), and further being near the western margin of a gravel road which traverses the herein described tract; thence, from the **BEGINNING** and running a new line, N 8° 41' 47" E 368.23 feet to an iron pin set at a 12 inch Walnut; thence, N 0° 56' 29" E 332.73 feet to an iron pin set at a 14 inch Poplar; thence, N 47° 45' 33" E 1346.13 feet to an iron pipe or pin set; thence, S 74° 22' 01" E 39.61 feet to a point not set in the centerline of the aforementioned gravel road traversing the herein described; thence, leaving the gravel road, S 74° 22' 01" E 107.53 feet to an iron pin set at the base of a 12 inch White Pine, said iron pin set being N 64° 41' 49" E 64.47 feet from the easternmost corner of a wood shed located on the herein described tract; thence, S 1° 44' 45" E 404.19 feet to an iron pipe or pin set, said iron pipe or pin set being S 31° 52' 44" E 87.54 feet from the easternmost corner of a one story frame cabin located on the herein described; thence, S 65° 55' 27" W 239.56 feet to an iron pin set at a 16 inch Poplar; thence, S 31° 28' 27" W 1327.93 feet to an existing iron pipe or pin; thence, S 36° 09' 33" W 162.70 feet to an existing iron pipe or pin at the base of a fallen 42 inch Beech, said existing iron pipe or pin being located in the aforementioned Star B. Bennett line; thence, N 45° 00' 00" W 280.49 feet to a calculated point in the centerline of the aforementioned gravel road traversing the herein described; thence, N 45° 00' 00" W 7.56 feet to the point and place of **BEGINNING**, containing 19.469 acres more or less, as shown on a map of survey by James R. Hughes, P.L.S., L-3515, dated 13 June, 2016, labeled as Job File No. 16037-B1270 and shown in Plat Book 4 at Page 6 of the Mitchell County Registry.

AND BEING a portion of those lands described in that certain deed dated 24 April, 2014 and recorded in Deed Book 547 at Page 464 of the Mitchell County Registry.

THIS CONVEYANCE IS MADE SUBJECT TO the non-exclusive right of Grantor, it's heirs, successors and assigns, to the use of the above mentioned gravel road, as it presently exists, and which right is granted as an appurtenance to the Grantor's remaining lands for the purposes of providing vehicular and pedestrian access thereto and for the additional purposes of constructing, installing, maintaining and repairing all manner of general public and private utility services thereon or thereunder. Said gravel road being shown, and described in detail, on the above mentioned map of survey which is of record in Plat Book _____ at Page _____ of the Mitchell County Registry, reference to which is being made for a complete description of said gravel road and is hereby incorporated herein by reference.