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FILED
YADKIN COUNTY NC
ARIC WILHELM
REGISTER OF DEEDS
FILED Apr 04, 2019
AT 11:48:21 am
BOOK 01255
START PAGE 0763
END PAGE 0765
INSTRUMENT # 01096
EXCISE TAX \$250.00

Tax Collector: *[Signature]*
Land Records: *BWA*
Tax Appraisal: *BWA*

SPACE ABOVE THIS LINE FOR RECORDER'S USE
*Prepared By: J. Gregory Matthews, Attorney at Law, P.A.
112 South State Street, P.O. Box 937, Yadkinville, NC 27055*

STATE OF NORTH CAROLINA
WARRANTY DEED
COUNTY OF YADKIN

THIS DEED, made this 3 day of April, 2019, by and between
BETTY H. SALMONS, Widow, of the State of North Carolina, hereinafter called
“GRANTOR,” whose mailing address is: 6509 US 601 Hwy, Yadkinville, North Carolina
27055; and

UNIFI MANUFACTURING, INC., of the State of North Carolina, hereinafter
called “GRANTEE,” whose permanent mailing address is: 7201 West Friendly Avenue,
Greensboro, North Carolina 27410.

WITNESSETH:

That the Grantor for and in consideration of the sum of One Hundred and No/100
Dollars and other good and valuable considerations to her in hand paid by the Grantee, the
receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed,
and by these presents does give, grant, bargain, sell, convey and confirm unto the Grantee,
its successors and assigns, premises in Yadkin County, North Carolina, described as
follows:

**TAX ID PARCEL #132539 (1020 Salmons Drive) and
TAX ID PARCEL #132538 (1024 Salmons Drive)**

SEE EXHIBIT ‘A’ ATTACHED HERETO.

**FOR BACK REFERENCE: 132539: See Book 261, page 292, Yadkin County Registry, and
Estate File 14 E 241. 132538: See Book 112, page 304, Yadkin County Registry.**

All or a portion of the property herein conveyed ☒ does not include the primary residence of the Grantor.

**** GRANTOR RETAINS THE RIGHT TO ACCESS AND REMOVE ITEMS OF TANGIBLE PERSONAL PROPERTY FROM THE HOUSE AND LOG TOBACCO BARN UNTIL JUNE 15, 2019, AT HER SOLE RISK AND LIABILITY.****

TO HAVE AND TO HOLD the above described premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto the Grantee, its successors and assigns forever.

And the Grantor covenants with the Grantee, that Grantor is seized of said premises in fee simple, and has the right to convey the same in fee simple; that said premises are free from all encumbrances (with the exceptions above stated, if any); and that Grantor will warrant and defend the said title to the same against the lawful claims of all persons whomsoever.

When reference is made to the Grantor or Grantee, the singular shall include the plural and the masculine shall include the feminine or the neuter.

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

Betty H. Salmons (SEAL)
BETTY H. SALMONS, Widow

STATE OF NORTH CAROLINA – YADKIN COUNTY
J. GREGORY MATTHEWS

I, _____, a Notary Public of Davie County, do hereby certify that **BETTY H. SALMONS, Widow**, personally appeared before me this day and acknowledged the execution of the foregoing deed. Witness my hand and notarial seal, this the 3 day of April, 2019.

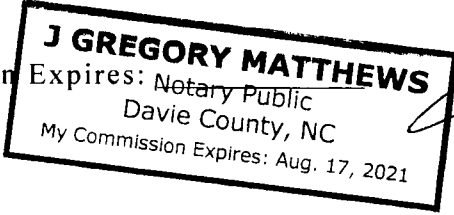
My Commission Expires:  Notary Public
J. GREGORY MATTHEWS

EXHIBIT "A"

BEGINNING at a point where the branch crosses the T.C. Phillips line, said point being the Southwest corner for 1.08 acre tract of H.B. Salmons, Jr. as described in Book 112, Page 304 and said beginning point being also located South 50 deg. 18 min. 55 sec. West 35.17 ft. from the Northwest corner for Dale Salmons and runs thence with the T.C. Phillips line South 05 deg. 46 min. 11 sec. West 498.09 ft. to center of SR 1146 (Shacktown Rd.); thence with center of SR 1146 (Shacktown Rd.) South 85 deg. 16 min. East 354.41 ft. to a point, said point being original Southwest corner for Harvey Thad Salmons and the original Southeast corner for Hurley B. Salmons, Sr.; thence with original west line of Harvey Thad Salmons North 02 deg. 45 min. 58 sec. East 607.36 ft. to a point in Dale Salmons' line; thence with Dale Salmons' line the following courses and distances: North 85 deg. 18 min. 30 sec. West 93.32 ft. to an iron pipe or pin, South 54 deg. 08 min. 40 sec. West 147.23 ft. to an iron pipe or pin, South 74 deg. 24 min. 40 sec. West 105.58 ft. to a point at end of a culvert, Dale Salmons' Southwest corner, and North 10 deg. 18 min. 49 sec. East 48.38 ft. to a point in the branch at the opposite end of said culvert; thence with the branch South 50 deg. 18 min. 55 sec. West 35.17 ft. to the place of beginning, CONTAINING 4.29 acres, more or less, according to survey and map prepared by T. Roy Sheek, Registered Surveyor, dated June 9, 1981.

The above described property is subject to an easement 25 ft. wide running along the western boundary of said property being more particularly described in deed to Harvey Dale Salmons dated August 21, 1981, recorded in Book 230, Page 911

But this conveyance is made subject to a life estate in said lands which is hereby expressly excepted and reserved by grantors for and during their natural lives.

Parcel #132539 - 1020 Salmons Drive

BEGINNING at an iron stake on North side of branch, said stake being the Southwest corner of the within described lot, said stake being a new corner for Hurley Salmons, Sr., on North side of Shacktown Road in T. C. Phillips' line, runs thence with T. C. Phillips' line North 5 deg. East 308 ft. to an iron stake, a new corner for Hurley Salmons, Sr., in T. C. Phillips' line; thence North 74 deg. East 156 ft. to an iron stake at Sourwood, a new corner for Hurley Salmons, Sr.; thence South 26 deg. East 158 ft. to a poplar in bank of branch, a new corner for Hurley Salmons, Sr.; thence with said branch as it meanders South 48 deg. West 121 ft. to a point in said branch; thence still with said branch as it meanders South 51 deg. West 198 ft. to the place of beginning, CONTAINING 1.08 acres more or less, according to survey by Mackie and Sheek, dated December 30, 1971.

There is reserved unto said grantors herein, their heirs and assigns, an easement and right-of-way of ingress and egress over the above described premises, said right-of-way being 25 ft. wide, beginning at the Shacktown Rd. and running North and adjacent to the Eastern line of Ima Brown and T. C. Phillips' line, across grantor's land and across the Western side of the above described lot, for all purposes connected with the use and occupation of said grantors' other lands.

Parcel 132538 - 1024 Salmons Drive

Betty H. Salmons

4-3-19