

2021031102DAVIDSON COUNTY NC FEE \$26
STATE OF NC REAL ESTATE EX1
\$289.00PRESENTED & RECORDED
12/07/2021 04:33:39 PM
MICHAEL HORNE
REGISTER OF DEEDS
BY: CALLIE GRANT
DEPUTY
BK: DE 2519
PG: 404 - 408**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax:	\$289.00
Parcel ID:	Western part of 11-325-0-000-0003
Mail/Box to:	Grantee
Prepared by:	Brinkley Walser Stoner, PLLC, North Carolina Licensed Attorneys Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.
Brief description for the Index:	22.568 acres, Olivia Drive, Lexington Township

THIS GENERAL WARRANTY DEED ("Deed") is made on the 7th day of December, 2021, by and between:

GRANTOR	GRANTEE
Richard Allison Honeycutt and wife, Betty Honeycutt; Laura Mae Honeycutt Garrett and husband, Hayes Garrett; and Carol Ann Honeycutt Johnson and husband, Burrus "Butch" Johnson III	Craig Vincent Ryerson and wife, Morgan Louise Ryerson 2908 Eastway Drive Statesville, NC 28625

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land in the Lexington Township, Davidson County, North Carolina and more particularly described as follows (the "Property"):

See EXHIBIT "A" attached hereto and incorporated herein.

All or a portion of the Property was acquired by Grantor by instrument recorded in Deed Book 1954, page 1771, Davidson County Registry.

All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

No mobile homes or manufactured homes. No modular homes, unless fixed to a permanent foundation. Single-family dwellings only.

All easements and rights of way of record.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Richard Allison Honeycutt by POA Alyson Ann Honeycutt
Richard Allison Honeycutt, by and through his
POA, Alyson Ann Honeycutt

Betty Honeycutt by POA Alyson Ann Honeycutt
Betty Honeycutt, by and through her POA,
Alyson Ann Honeycutt

Laura Mae Honeycutt Garrett by POA Alyson Ann Honeycutt
Laura Mae Honeycutt Garrett, by and through
her POA, Alyson Ann Honeycutt

Hayes Garrett by POA Alyson Ann Honeycutt
Hayes Garrett, by and through his POA,
Alyson Ann Honeycutt

Carol Ann Honeycutt Johnson by POA Alyson Ann Honeycutt
Carol Ann Honeycutt Johnson, by and through
her POA, Alyson Ann Honeycutt

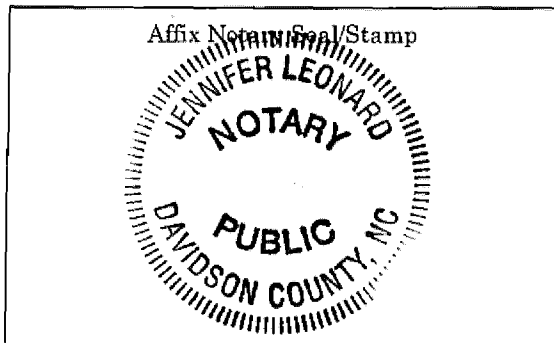
Burrus "Butch" Johnson III by POA Alyson Ann Honeycutt
Burrus "Butch" Johnson III, by and through
his POA, Alyson Ann Honeycutt

STATE OF NORTH CAROLINA, COUNTY OF DAVIDSON

I, the undersigned, a Notary Public of said County and State, do hereby certify that **Alyson Ann Honeycutt, Attorney-in-Fact for Richard Allison Honeycutt, Betty Honeycutt, Laura Mae Honeycutt Garrett, Hayes Garrett, Carol Ann Honeycutt Johnson and Burrus "Butch" Johnson III**, personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of the said **Richard Allison Honeycutt, Betty Honeycutt, Laura Mae Honeycutt Garrett, Hayes Garrett, Carol Ann Honeycutt Johnson and Burrus "Butch" Johnson III**, and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds for Davidson County, North Carolina, on the 7th day of December, 2021, in Book 2518, Pages 2398-2405, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney.

I do further certify that the said **Alyson Ann Honeycutt** acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said **Richard Allison Honeycutt, Betty Honeycutt, Laura Mae Honeycutt Garrett, Hayes Garrett, Carol Ann Honeycutt Johnson and Burrus "Butch" Johnson III**.

Witness my hand and official seal, this the 7th day of December, 2021.



Jennifer Leonard
Notary Public (Official Signature)
My commission expires:
5/31/2022

EXHIBIT "A"

BEGINNING at a calculated point in the southern margin of Olivia Drive (Deed Book 2348, Page 2496, Davidson County Registry) a new right of way for ingress, egress and regress in the northwestern corner and new property line with Edith Honeycutt (Deed Book 1954, Page 1771); thence S 11° 31' 25" W 140.70 feet to a 5/8" rebar set; thence S 72° 50' 12" E 233.86 feet to a 5/8" rebar set in the western property line of Darren Flannery (Deed Book 2348, Page 2496); thence S 10° 15' 28" W 361.35 feet to a 1.25" iron pipe found in the northern property line of Joe Morris (Deed Book 822, Page 1150); thence with Joe Morris property line N 85° 57' 48" W 100.73 feet to 1" iron pipe found and mutual corner of Joe Morris (Deed Book 822, Page 1150), Dermont O. Morris (Deed Book 2345, Page 1636) and Gary W. King (Deed Book 2362, Page 263); thence N 86° 57' 45" W 159.34 feet to a 6/8 rebar found and northwestern corner of Gary W. King (Deed Book 2362, Page 263); thence N 86° 53' 47" W crossing a 3/4" iron pipe found at 1,444.97 feet and continuing 22.95 feet for a total distance of 1,467.92 feet to a calculated point in Leonard's Creek, thence along the centerline of Leonard's Creek, the following 16 courses and distances: (1) N 01° 28' 37" E 20.35 feet; (2) N 11° 24' 55" W 77.54 feet; (3) N 10° 39' 21" E 105.01 feet; (4) N 04° 12' 27" W 57.14 feet; (5) N 74° 34' 41" E 58.50 feet; (6) N 10° 36' 00" E 25.00 feet; (7) N 14° 13' 51" E 25.07 feet; (8) N 37° 26' 09" E 34.22 feet; (9) N 10° 05' 26" E 68.13 feet; (10) N 32° 06' 45" W 29.38 feet; (11) N 12° 08' 28" W 31.25 feet; (12) N 45° 29' 02" E 23.21 feet; (13) S 65° 23' 24" E 43.21 feet; (14) N 41° 15' 43" E 40.03 feet; (15) N 49° 37' 21" E 72.39 feet; (16) N 21° 20' 16" E 6.67 feet to a calculated point in the southern property line of Breeden Brothers, LLLP (Deed Book 2004, Page 638); thence S 82° 15' 00" E crossing a 1" iron pipe found (tall) at 18.40 feet and continuing 200.91 feet for a total distance of 219.31 feet total to a stone found in the southern property line of Breeden Brothers, LLLP (Deed Book 2004, Page 638); thence N 85° 17' 49" E 866.97 feet to a 1.25" iron pipe found in the southwestern corner of Richard Honeycutt (Deed Book 492, Page 299); thence S 72° 17' 33" E 325.27 feet to an iron pin set in the northern margin of a gravel driveway and new right of way for ingress, egress and regress; thence S 11° 31' 25" W 27.82 feet to a point calculated being the POINT AND PLACE OF BEGINNING, and containing 22.568 acres, more or less, as shown on a survey for Richard Honeycutt by Michael D. Green, PLS L-3604, dated September 23, 2021, Job No. 4759, a copy of said survey being attached hereto and incorporated herein by reference.

The above-described 22.568 acres being the western part of the 31.83 acres described as First Tract and Second Tract, LESS AND EXCEPT all prior conveyances, described in Deed Book 1954, Page 1771, Davidson County Registry.

TOGETHER WITH a right of way for ingress, egress and regress known as Olivia Drive and described in Deed Book 2348, Page 2496, Davidson County Registry and a new right of way for ingress egress and regress described as follows:

BEGINNING at a 5/8" rebar set in the northern margin of Olivia Drive (Deed Book 2348, Page 2496, Davidson County Registry) and property line of Allyson Honeycutt (Deed Book 2451, Page 1666); thence S 20° 34' 57" W 59.91 feet to an iron pin found in the southern margin of Olivia Drive (Deed Book 2348, Page 2496); thence N 69° 25' 11" W 232.83 feet to a calculated point in the southern margin of new right of way; thence N 11° 31' 25" E 27.82 feet to a 5/8" rebar set in the center of the new right of way; thence S 72° 17' 33" E 49.43 feet to a 5/8" rebar set in the new right of way; thence N 17° 40' 11" E 30.00 feet to a concrete monument #10 found in the southwestern corner of Allyson Honeycutt (Deed Book 2451, Page 1666); thence S 69° 25' 11" E 189.37 feet to a 5/8" rebar set, the POINT AND PLACE OF BEGINNING, as shown on a survey for Richard Honeycutt by Michael D. Green, PLS L-3604, dated September 23, 2021, Job No. 4759.

