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2022000514

ANSON CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$760.00

PRESENTED & RECORDED:
03-03-2022 04:05:42 PM

GREG L EUDY
REGISTER OF DEEDS
BY: GREG L EUDY
ROD

BK: LD 1288
PG: 187-189

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$760.00

Parcel Identifier No. 6479-13-14-8518 & 6479-13-23-3507 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: ROBERT D. PALMER, PLLC. (closing attorney)

This instrument was prepared by: Mark T. Lowe Attorney at Law WITHOUT BENEFIT OF TITLE SEARCH 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: 100+/- acres, Thomasville Road, Ansonville, NC 28007

THIS DEED made this 2nd day of March, 2022, by and between

GRANTOR	GRANTEE
EDMUND P. HUNTLEY, JR. AND WIFE, LAURA ELLEN DOSSER-HUNTLEY 2473 Robinson Bridge Road Morven, NC 28119	JONATHAN DALLAS DRYE 559 Stratford Shire Dr. Matthews, NC 28105

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

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 the City of , Ansonville Township, Anson County, North Carolina and more particularly described as follows:

See attached Schedule "A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1158, page 68.

A map showing the above described property is recorded in .

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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name)

Edmund P. Huntley, Jr. (SEAL)
EDMUND P. HUNTLEY, JR.

By: _____

Laura Ellen Dosser Huntley (SEAL)
LAURA ELLEN DOSSER-HUNTLEY

Title: _____

By: _____

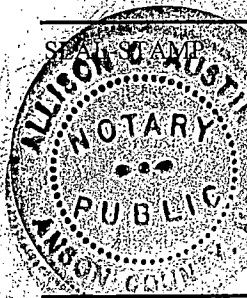
(SEAL)

Title: _____

By: _____

(SEAL)

Title: _____



State of North Carolina - County of Anson
I, the undersigned Notary Public of the County and State aforesaid, certify that EDMUND P. HUNTLEY, JR. AND WIFE, LAURA ELLEN DOSSER-HUNTLEY personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 2nd day of March, 2022.

My Commission Expires: 2-11-2023

Allison C. Austin
Allison C. Austin
Notary Public

SEAL-STAMP

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____

Notary Public

SEAL-STAMP

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____

Notary Public

Schedule "A"

Legal Description for:

Jonathan Dallas Drye

100 +/- Acres, Thomasville Road, Ansonville, NC 28007

Tax ID Nos: 6479-13-14-8518 & 6479-13-23-3507

PARCEL ONE (TAX ID NO: 6479-13-14-8518): BEING all that certain land containing approximately 8.13 acres and having Anson County Tax Identification Number 6479-13-14-8518 and being more fully described as that "Third Property" at Deed Book 381, Page 56 of the Anson County Registry, as follows: BEING Lots 63 through 88 as described and shown on that plat recorded in Plat Book 7, Page 99, of the Anson County Registry.

PARCEL TWO (TAX ID NO: 6479-13-23-3507): BEING all that certain parcel of land containing 91.98 acres as shown on that plat entitled "Survey Of Estate Of Jerry C. Colson, Edgar F. Colson, Sr., & Pearl N. Colson" recorded in Plat Book 7, Page 99, Anson County Registry, identified by that current Anson County Tax Identification Number 6479-13-23-3507 and which 91.98 acres parcel is inclusive of those two tracts of land being described as the "First Property" and the "Second Property" as described in that deed recorded at Deed Book 381, Page 56 of the Anson County Registry, as follows:

First Property: BEGINNING at a stake, 2 pines, runs N. 45, W. 29 chains to Dower line (now or formerly); thence N. 44 E. 15 chains to a stake, 2 gums; thence S. 45 E. 30 chains to pines on back of creek; thence S. 45 W. 15 chains to BEGINNING, containing 43 acres, more or less, and being Lot No. 4 in the Division of Christopher Watkins, Deceased's property, near Ansonville and allotted in said division to children of John Watkins.

Second Property. BEGINNING at a pine on the bank of Preslar's Creek (now or formerly) and runs N. 45 W. 30 chains to the various lines, a stake by 2 gums; thence N. 44 [] 2.16 chains to a stake, Maple pointers; thence S. 45 E. 31 chains to an Elm on the bank of Preslar's Creek (now or formerly); thence with the various courses of said creek to the point of BEGINNING, containing 47 acres, more or less,; said tract of land being Lot No. 3 in the Division of the lands of D. C. Watkins' mountain tract and allotted to Mrs. A. J. Robinson.