

FILED in MONTGOMERY County on
Aug 01 2002 @ 11:27:02 AM
by Kaye G. Norris

#17.00pd

Excise Tax \$0.00 Recording Time, Book and Page
Tax Lot No. _____ Parcel Identifier No. _____
Verified by Montgomery County on the _____ day of _____, 2002.

Mail after Recording to: Terry J. Carlton, P.O. Box 10669, Raleigh, North Carolina 27605-0669
This instrument was prepared by: Terry J. Carlton, Jordan Price Wall Gray Jones & Carlton, PLLC
[WITHOUT BENEFIT OF A TITLE EXAMINATION]

Brief description for the Index: 23.76 ACRES, STAR TOWNSHIP

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this the 25th day of July, 2002, by and between

<u>GRANTOR</u>	<u>GRANTEE</u>
CECIL PAUL HINSON and wife, MARY N. HINSON	CECIL P. HINSON, Married,
323 Walnut Street Cary, North Carolina 27511	AND MARY N. HINSON, Married,
	AS TENANTS IN COMMON, IN EQUAL SHARES
	323 Walnut Street Cary, North Carolina 27511

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 valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain and convey unto the Grantee in fee simple, AS TENANTS IN COMMON, IN EQUAL SHARES, all that certain lot or parcel of land situated in Star Township, Montgomery County, North Carolina and more particularly described as follows:

Lying approximately one-half mile northeast of the Town of Star, on the West side of U. S. Highway #220 bypass; being the western end of a tract cut off by said bypass and being a portion of a former 17 acres tract; adjoining [now or formerly] Carson Rose, A. G. Hogan, #220 right of way, Tucker, Allen Hunt, and T. W. Ritter. Described as follows:

BEGINNING on a concrete right-of-way monument of the N. C. State Highway Commission in the western line of right-of-way of U. S. Highway #220 bypass, and in the old line of the tract of which this is a part, also a common corner to Carson Rose and running thence north 88 degrees 18 minutes 50 seconds west 1260.60 feet to an iron rod west of paved secondary road #1379 and south of a private drive, common to Arthur G. Hogan; thence south 11 degrees 25 minutes 26 seconds west 781.68 feet to a new iron pipe in the west shoulder of paved secondary road #1379, a restored corner of Paul Hinson; thence as the old lines, south 88 degrees 05 minutes 08 seconds east 264.67 feet to an existing iron pipe corner of Allen Hunt in the said old line; thence south 87 degrees 25 minutes 28 seconds east 464.00 feet to an existing iron rod corner

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of T. W. Ritter lands in the said old line; thence south 87 degrees 02 minutes 17 seconds 642.25 feet to a concrete monument in the western line of right-of-way of the Star-Robbins southbound exit ramp of #220 bypass; thence as the line of said right-of-way, north 05 degrees 58 minutes 57 seconds east 461.36 feet to the center of a right-of-way monument; thence north 00 deg. 36 minutes 57 seconds west as the said right-of-way 333.31 feet to the point of beginning, containing 1,034,907.00 square feet or 23.76 acres as calculated by the Double Meridian Distance method, with bearing being North Carolina Grid as based on North Carolina Department of Transportation data, and described from map of survey of LEACH M. JOHNSON, RLS #L-2409, a copy of the said survey map being attached as a part of that certain deed recorded in Book 195, Page 19 at Page 21, Montgomery County Registry.

The property hereinabove described was acquired by Grantors by instrument recorded in Book 195, Page 19, Montgomery County Registry.

A map showing the above-described property is recorded in Book 195, Page 19 at Page 21, Montgomery County Registry.

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, AS TENANTS IN COMMON, IN EQUAL SHARES.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. ALL RIGHTS OF WAY, EASEMENTS, RESTRICTIVE COVENANTS, COVENANTS, DECLARATIONS, ENCUMBRANCES AND RESTRICTIONS OF RECORD.
2. 2002 AD VALOREM PROPERTY TAXES.
3. NEITHER THE INDIVIDUAL NOR LAW FIRM PREPARER OF THIS INSTRUMENT PERFORMED ANY TITLE EXAMINATION WORK, NOR CONDUCTED OR PARTICIPATED IN ANY CLOSING RELATED TO THE TRANSACTION INVOLVING THIS INSTRUMENT.

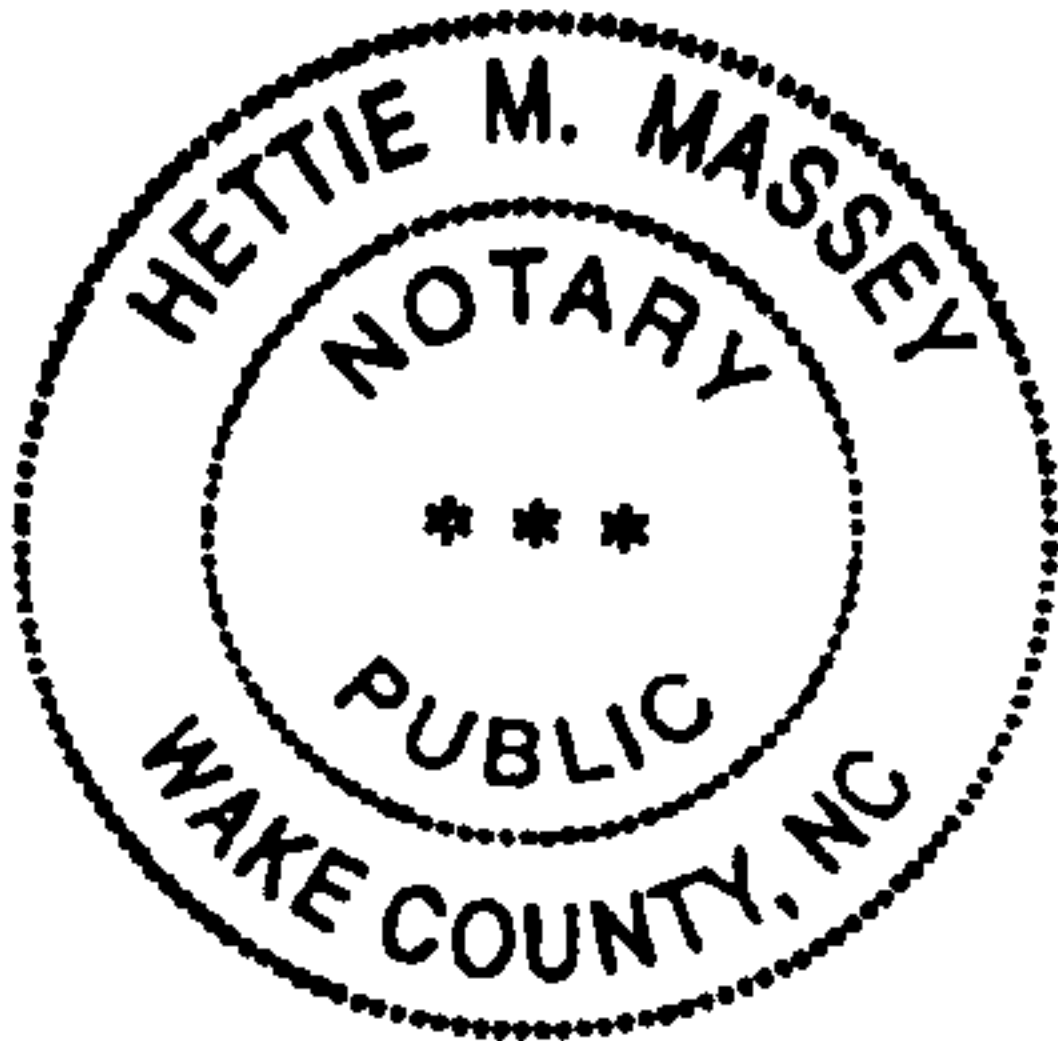
IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.

GRANTORS:

Cecil Paul Hinson (SEAL)
CECIL PAUL HINSON

Mary N. Hinson (SEAL)
MARY N. HINSON

SEAL - STAMP



NORTH CAROLINA, Wake County.

I, Hettie M. Massey, a Notary Public of the County and

State aforesaid, certify that CECIL PAUL HINSON and wife, MARY N. HINSON, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 25th day of July, 2002.

Hettie M. Massey
NOTARY PUBLIC

My commission expires: 1/22/2006

STATE OF NORTH CAROLINA
COUNTY OF MONTGOMERY

The foregoing certificate(s) of Hettie M. Massey
is (are) certified to be correct. This instrument was presented for registration this day and hour and duly recorded in the Office of the Register of Deeds of MONTGOMERY COUNTY, NC in Book 446 Page 837.

This the 1st day of August, 2002 at 11:27 o'clock A M.
KAYE G. NORRIS, Register of Deeds Shirley Witt Deputy