

Unofficial Document

FILED  
ROCKINGHAM COUNTY, NC  
REBECCA B. CIPRIANI  
REGISTER OF DEEDS  
4-30-2002 8:37:56  
RECORDING 18.00  
PROBATE 2.00  
EXCISE TAX 82.00  
RECEIPT NO. 97492-002

Unofficial Doc

BOOK 1103 PAGE 14

Excise Tax \$82.00

Recording Time, Book and Page

Tax Lot No. .... Parcel Identifier No. ....  
Verified by ..... County on the ..... day of .....,  
by .....

Mail after recording to ..... James A. Alspaugh, 903 W. Market Street, Greensboro, NC 27401

This instrument was prepared by ..... James A. Alspaugh, 903 W. Market Street, Greensboro, NC 27401

Brief description for the Index  
Lot 90, H.H. Reburn Property for LTV Homes, Inc., PB 15-72, Rockingham Co.

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 29 day of April, 2002, by and between

GRANTOR

GRANTEE

Benton R. Mathison and wife,  
Mary T. Mathison

Scott R. Scherzer and wife,  
Kathleen R. Scherzer

Mailing Address:

P.O. Box 29024  
Greensboro, NC 27429

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 ..... Township, Rockingham County, North Carolina and more particularly described as follows:

Legal description set forth on attached Exhibit A.

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The property hereinabove described was acquired by Grantor by instrument recorded in Book 1018, Page 80

A map showing the above described property is recorded in Plat Book 15 page 72

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Easements, restrictions, and rights-of-way if any. Ad valorem taxes for the year 2002 were prorated between buyer and seller at closing. Buyer agrees to pay the tax bill when the bill comes due for 2002.

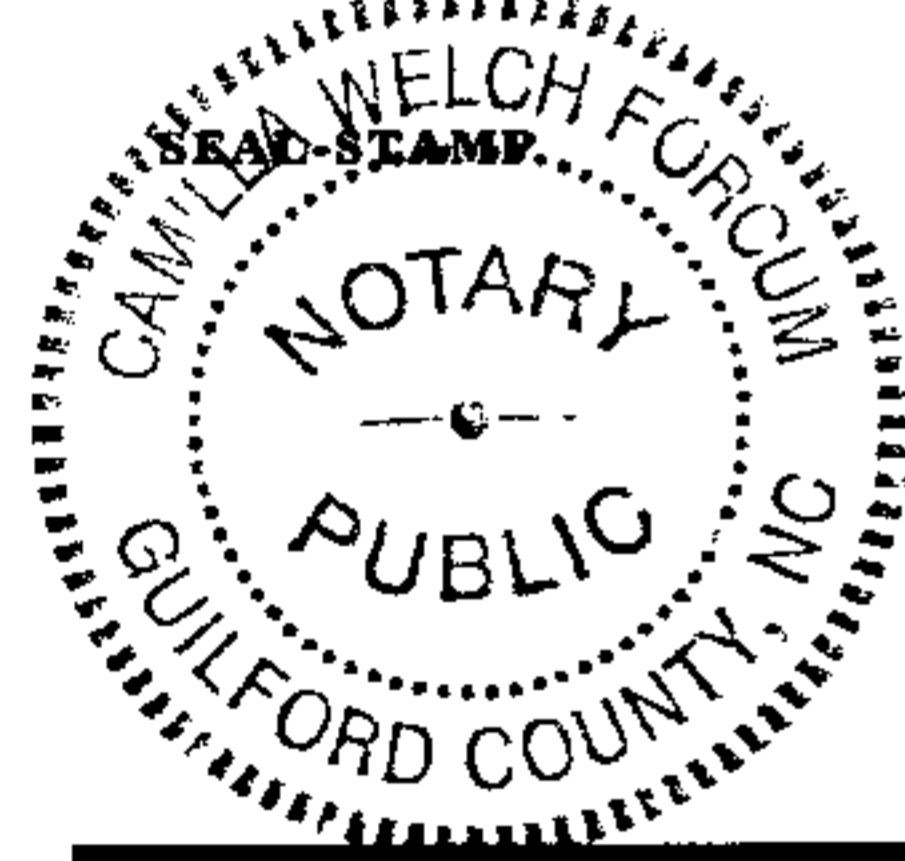
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

-----  
(Corporate Name)  
By: -----  
-----  
President  
ATTEST:  
-----  
Secretary (Corporate Seal)

USE BLACK INK ONLY

*Benton R. Mathison* (SEAL)  
Benton R. Mathison  
*Mary T. Mathison* (SEAL)  
Mary T. Mathison  
----- (SEAL)  
----- (SEAL)

NORTH CAROLINA, Guilford County.  
I, a Notary Public of the County and State aforesaid, certify that Benton R. Mathison and wife, Mary T. Mathison Grantor,  
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 29th day of April, 2002.  
My commission expires: 6-23-03 *Camilla Welch Forcum* Notary Public



NORTH CAROLINA, ----- County.  
I, a Notary Public of the County and State aforesaid, certify that -----  
personally came before me this day and acknowledged that ----- he is ----- Secretary of -----  
a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its -----  
President, sealed with its corporate seal and attested by ----- as its ----- Secretary.  
Witness my hand and official stamp or seal, this ----- day of -----,  
My commission expires: ----- Notary Public

The foregoing Certificate(s) of -----  
NORTH CAROLINA-ROCKINGHAM COUNTY  
The certificate(s) of Camilla Welch Forcum this certificate are duly registered at the date and time and in the Book and Page shown on the  
-----  
REGISTER OF DEEDS FOR ----- COUNTY  
-----  
Deputy/Assistant - Register of Deeds  
a Notary (Notaries) Public is (are) certified to be correct. This instrument and this certificate are duly registered at the date and time shown herein.  
REBECCA B. CIPRIANI, REGISTER OF DEEDS  
BY Amy R. Simpson  
Assistant/Deputy Register of Deeds

Unofficial Document <sup>EXHIBIT A</sup> Unofficial Document

**Land in Rockingham County, North Carolina described as follows:**

**Being all of Lot 90 of Subdivision of H.H. Reyburn property containing 20.455 acres as per plat thereof recorded in Plat Book 15, Page 72, Rockingham County Public Registry, NC and described as follows:**

**BEGINNING at a NIP at NE corner of Lot 91, Subdivision of H.H. Reyburn Property (Plat Book 15, Page 72) running thence from the Beginning Point south 76 deg. 27'13" west 399.79 ft with north line of Lot 91 to EIP thence North 13 deg. 40'W 1045.42 ft with east line to L.N Dibbell to a EIP, thence North 76 deg. 48'59" east 385.69 ft to an EIP, thence North 01 deg. 24'15" west 301.03 ft. to EIP in Stacy line; thence N. 84 deg. 42' 09" east 72.86 with Stacy line to EIP; thence South 62 deg. 52'00" east 109.76 ft with west line of Lot 75 H.H. Reyburn Property Subdivision to NIP thence South 41 deg. 14'00" east 424.28 ft with west line of Lot 75 to NIP, thence South 26 deg. 22' 56" east 126.77 ft to EIP, thence South 30 deg. 01'54" East 30.73 ft to NIP at Northeast corner of Lot 89, H.H. Reyburn Property Subdivision, thence South 27 deg. 20'10" west a chord distance of 922.99 ft with north line of Lot 89 to the point of Beginning-together with & subject to a 60 ft. access road (unopened) along south line of subject property, shown on Plat Book 15, Page 72 together with 60 ft access road shown on map 5 recorded in Caswell County, NC according to survey for Scott and Kathleen R. Scherzer by Robert E. Wilson, Inc., PLS, Greensboro, NC dated 4/23/02 being File #57375 to which reference is made.**