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Filed  
Rockingham County, NC  
Benjamin J. Curtis, Register of Deeds  
03/21/2024 10:50:02 AM  
Fee Amt: \$26.00 NC Excise Tax: \$120.00  
DIANE STITT

**NORTH CAROLINA GENERAL WARRANTY DEED**

- ✓ Revenue Stamps: \$120.00
  - ✓ Mail after recording to
  - ✓ This instrument was prepared by
- Brief description for the Index

Joseph G. Maddrey, P.O. Box 507, Eden NC 27289-0507  
**JOSEPH G. MADDREY**

THIS DEED made this 20<sup>th</sup> day of March, 2024 by and between

<p style="text-align: center;"><b>GRANTOR</b></p> <p style="text-align: center;">Leon A. Clark and wife, Audrey M. Clark</p>  <p style="text-align: center;">Mailing Address: 61 Powell Road Ridgeway, VA 24148</p>	<p style="text-align: center;"><b>GRANTEE</b></p> <p style="text-align: center;">Howard's of Eden, LLC</p>  <p style="text-align: center;">Mailing Address: 218 Mulberry Road ✓ Martinsville, VA 24148</p>
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Enter in appropriate block for each party: name, address, and if appropriate, character of entity, e.q. 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 Rockingham County, North Carolina and more particularly described as follows: ✓

**SEE ATTACHED EXHIBIT A**

**“This property does not include the primary residence of the Grantor.”**

The property herein above described was acquired by Grantor by instrument recorded in Deed Book 950, Page 1463.

A map showing the above described property is recorded in Plat Book 87, page 71.

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:

Taxes for the current year, rights-of-way of public highways and roads and public utilities, easements and restrictions of public record.

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

(USE BLACK INK ONLY)

Leon A. Clark (SEAL)  
Leon A. Clark

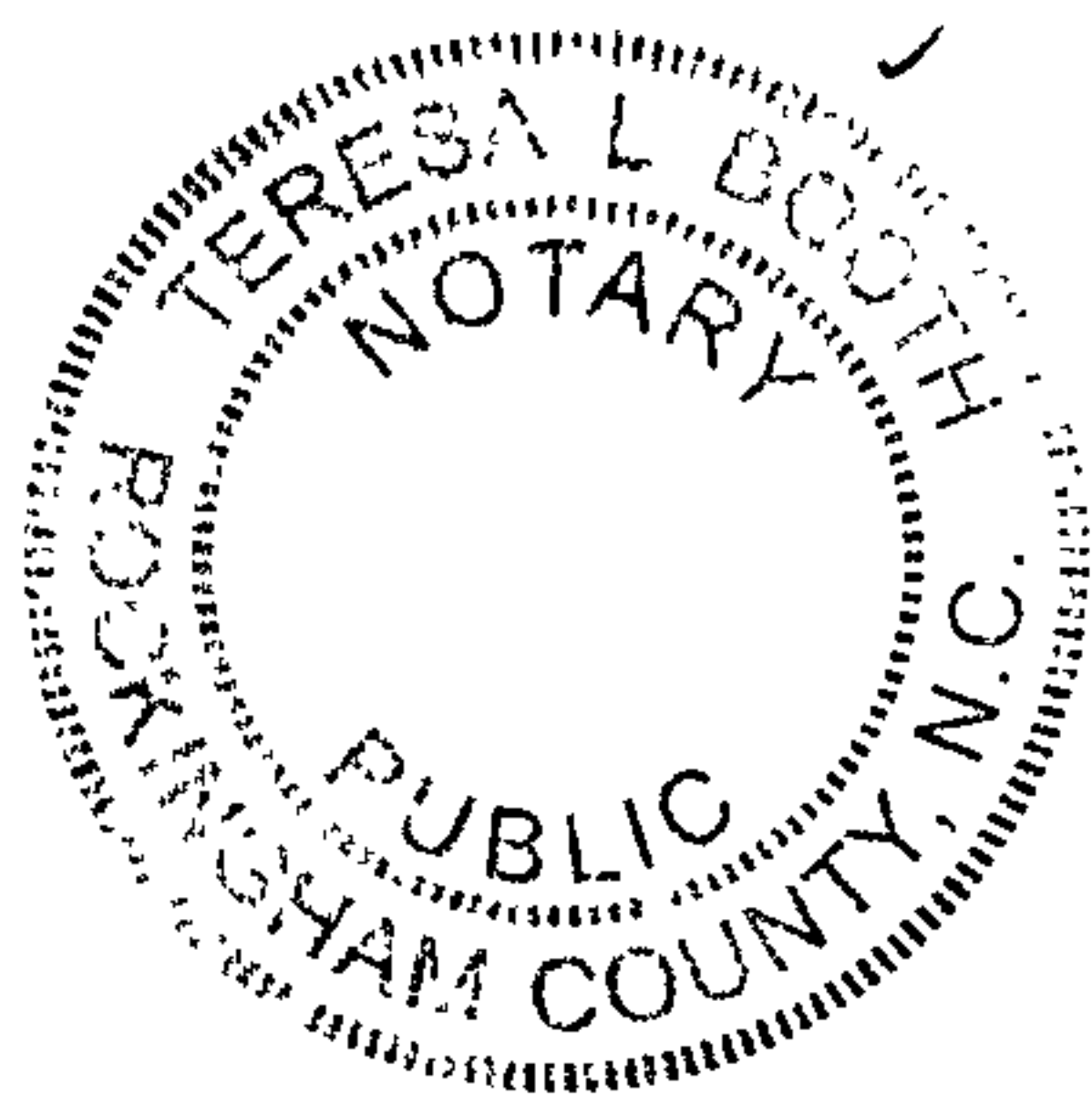
Audrey M. Clark (SEAL)  
Audrey M. Clark

State of North Carolina  
County of Rockingham

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Leon A. Clark and Audrey M. Clark

Date 3/20/2024  
(SEAL)

Teresa L. Booth  
Notary Public  
My Commission Expires: 3/23/2027



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## EXHIBIT A

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### Parcel No. 182413

All that tract or parcel of land, lying and being in the Leaksville Township, Rockingham County, North Carolina containing 574,330 square feet or 13.185 acres, more or less, and being more particularly described as follows:

COMMENCING at NGS Monument 'Island', said monument having North Carolina State Plane coordinates (NAD 83(2011) N: 1,014,846.64 sFT, E: 1,763,742.47 sFT, and said monument being the POINT OF COMMENCEMENT; thence, along a tie line S70°13'39"E a distance of 363.07' to a point marked by a 1/2" rebar set on the northeast right of way line of NC Highway 14/87 (75' public R/W), said point being the POINT OF BEGINNING; thence, along a circular curve to the right in the northeast right of way line of NC Highway 14/87 an arc distance of 256.87' to a point, said curve having a radius of 1357.40', a chord bearing of N46°09'16"W and a chord distance of 256.48'; thence, continuing along a curve to the right in the northeast right of way line of NC Highway 14/87 an arc distance of 64.58' to a point marked by a 1/2" rebar set, said curve having a radius of 1357.40', a chord bearing of N39°22'13"W and a chord distance of 64.58'; thence, along the common boundary line with Roger D. Joyner and Bonnie J. Joyner (Deed Book 1323, page 1951, Rockingham Register of Deeds office) the following three (3) courses:

- 1.) N81°04'19"E a distance of 65.62' to a point marked by a 1/2" rebar set;
- 2.) N00°21'40"E a distance of 40.00' to a point marked by a 1/2" rebar set;
- 3.) S89°38'20"E a total distance of 1012.18' (passing a 1/2" rebar set as a witness monument at 987.18') to a point in the center of an existing creek;

thence, along the centerline of the creek that also forms a common boundary with Roger D. Joyner and Bonnie J. Joyner, the following fifteen (15) courses:

- S33°25'18"E a distance of 17.08' to a point;
- 1.) S46°20'49"E a distance of 46.04' to a point;
  - 2.) S19°45'50"E a distance of 36.20' to a point;
  - 3.) S25°04'25"E a distance of 46.65' to a point;
  - 4.) S12°53'24"W a distance of 24.06' to a point;
  - 5.) S55°55'35"E a distance of 33.75' to a point;
  - 6.) S87°32'30"E a distance of 52.33' to a point;
  - 7.) S65°13'27"E a distance of 51.17' to a point;
  - 8.) S18°28'28"W a distance of 24.86' to a point;
  - 9.) S49°51'34"E a distance of 61.51' to a point;
  - 10.) S33°07'40"E a distance of 94.05' to a point;
  - 11.) N70°38'06"E a distance of 37.94' to a point;
  - 12.) N34°19'07"E a distance of 7.40' to a point;
  - 13.) S86°45'36"E a distance of 31.57' to a point;
  - 14.) S58°18'56"E a distance of 11.36' to a point;

**(Exhibit A continued on next page)**

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**EXHIBIT A (continued)**

thence, leaving the centerline of the creek along the common boundary with Michael Evan Brooks and Brittany Lane Brooks (Deed Book 1103, page 678), Teresa Dunn Archibald (Deed Book 745, page 123), and the W.L. Rentz Heirs (Deed Book 92-E, page 296) S04°13'13"W a total distance of 384.40' (passing an axle found at 25.06') to a point marked by a 1/2" rebar set; thence, continuing along the common boundary with the W.L. Rentz Heirs the following two (2) courses:

- 1.) S83°40'41"W a distance of 216.32' to a point marked by a 1/2" rebar set;
- 2.) S25°55'41"W a distance of 50.06' to a point marked by a 1/2" rebar set on the northwest right of way line of NC Highway 14/87;

thence, along the northeast right of way line of NC Highway 14/87 N64°12'48"W a distance of 629.59' to a point marked by a 1/2" rebar set; thence, continuing along the northeast right of way line of NC Highway 14/87 along a spiral curve to the right a spiral distance of 93.90', a spiral angle of 6°00' and a tie line between the ends of the spiral curve of N64°00'53"W and a distance of 93.90'; thence, leaving the northeast right of way line of NC Highway 14/87 through the lands of Leon A. Clark and Audrey M. Clark (Deed Book 950, page 1463) the following three (3) new lines:

- 1.) N18°05'57"E a distance of 281.37' to a point marked by a 1/2" rebar set;
- 2.) N64°01'22"W a distance of 292.16' to a point marked by a 1/2" rebar set;
- 3.) S31°12'36"W a distance of 245.76' to a point marked by a 1/2" rebar set on the northeast right of way line of NC Highway 14/87 and said point being the POINT OF BEGINNING.

This tract of land is a portion of the property described in Deed Book 950, page 1463, Rockingham County, North Carolina Register of Deeds office.

The above-described property is further shown as "TRACT 2" on that certain subdivision plat entitled "Minor Subdivision Plat for Teramore Development, LLC, Leon A. Clark & Audrey M. Clark" prepared by Donaldson Garrett & Associates, Inc., John M. Story, P.L.S. No. L-3840 and recorded in Plat Book 87, Page 73, Rockingham County Registry. Said plat of survey is incorporated herein by reference.

**SUBJECT TO Easement Agreement with Covenants and Restrictions as recorded in Book 1594, Page 2289.**