

This document presented and filed:
03/28/2007 11:11:31 AM

BOOK 587 PAGE 673(2) 305550



Kaye G. Norris, Montgomery County, NC
REAL ESTATE EXCISE TAX: \$0.00

A 17.00

Excise Tax : \$-0-

Prepared by: Garner & Williamson, P.A., Attorneys, 111 Courthouse Square, Troy, NC 27371

Brief Description for Index: (126.021 acres)

NO TITLE EXAM

STATE OF NORTH CAROLINA

COUNTY OF MONTGOMERY

GENERAL WARRANTY DEED

THIS DEED made this the 23rd day of March, 2007, by and between

GRANTOR	GRANTEE
MAX C. BINGHAM and wife, RUTH P. BINGHAM THAD J. BINGHAM and wife, MARY D. BINGHAM PEGGY BINGHAM SPARKS and husband, JACK SPARKS	: : ✓ THE LANDTRUST FOR CENTRAL NORTH CAROLINA, INC. : : PO Box 4284 Salisbury, NC 28145-4284 :

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, in fee simple absolute, that property situated in Montgomery County, North Carolina, being more particularly described as follows:

BEING 126.021 acres, more or less, as shown in plat recorded in Plat Cabinet E, Slide 76-A, Montgomery County Registry, incorporated herein by reference.

For title reference see Book 146, Page 389, 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.

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, if any.

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

Max C Bingham SEAL
 MAX C. BINGHAM
Ruth P. Bingham SEAL
 RUTH P. BINGHAM
Thad J. Bingham SEAL
 THAD J. BINGHAM
Mary D. Bingham SEAL
 MARY D. BINGHAM
Peggy Bingham Sparks SEAL
 PEGGY BINGHAM SPARKS
Jack Sparks SEAL
 JACK SPARKS

STATE OF NORTH CAROLINA

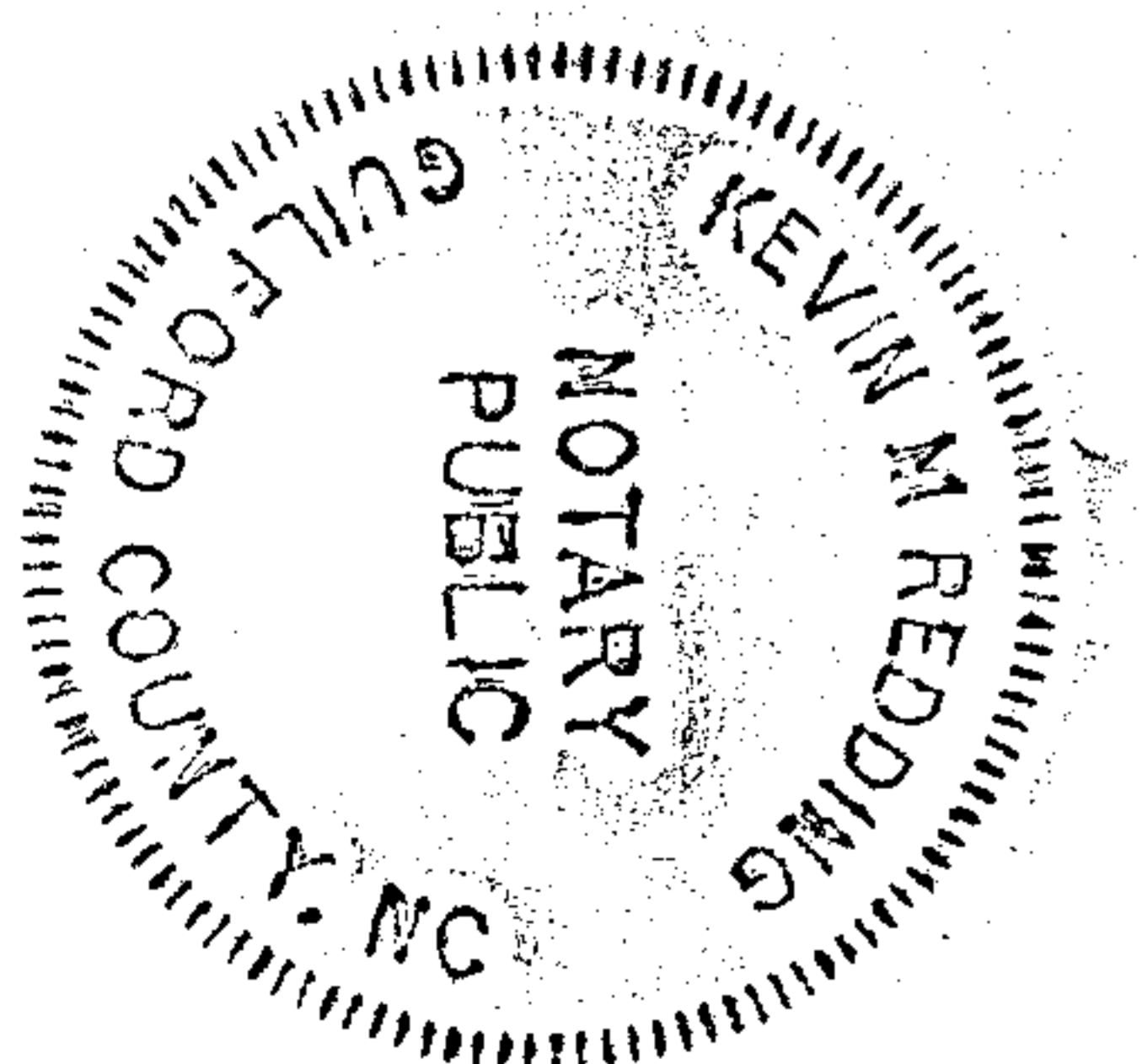
COUNTY OF Forsyth

I, a Notary Public in and for ^{Guilford} ~~said~~ County and State, do hereby certify that MAX C. BINGHAM, RUTH P. BINGHAM, THAD J. BINGHAM, MARY D. BINGHAM, PEGGY BINGHAM SPARKS, and JACK SPARKS 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 seal, this the 26 day of March 2007.

Kevin M Redding
 NOTARY PUBLIC *Kevin M Redding*

My commission expires March 7, 2011
 NOTARY SEAL





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MA
26.00pd.

This document presented and filed:
07/26/2017 08:13:36 AM

Melissa F. Pipkin, Montgomery County, NC
REAL ESTATE EXCISE TAX: \$0.00

Prepared By: **Paul Rush Mitchell**, 17 Randolph Street, Thomasville, North Carolina 27360

Tax ID No.: 669300809294

Primary Residence: No

Stamps: N/A

ADDRESS OF GRANTEE: 204 E. Innes St. Ste 280, Salisbury, NC 28144

ADDRESS OF GRANTOR: c/o 7065 Charles Mountain Road, Denton, NC 27239

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 20th day of June, 2017, by **Harold M. Cagle and wife, Carolyn J. Cagle and Roger W. Cagle and wife, Amanda S. Cagle**, hereinafter referred to as Grantors; and **The Landtrust for Central North Carolina, Inc.** of the State of North Carolina, hereinafter referred to as Grantee.

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 Grantors, for Ten Dollars and other valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantee in fee simple, all of that certain lot or parcel of land situated in Eldorado Township, Montgomery County, North Carolina and more particularly described as follows:

See Exhibit A

TO HAVE AND TO HOLD the above described premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto the Grantee, their heirs and/or successors and assigns forever in fee simple.

And the Grantors covenant with the Grantee, that the Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all

encumbrances, and that the Grantors will warrant and defend the title against the lawful claims of all persons whomsoever, except for the exceptions hereinafter stated.

This property is subject to any and all easements, rights of way and restrictions of record in the Register of Deeds of this County.

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

Harold M. Cagle (SEAL)
Harold M. Cagle

Carolyn J. Cagle (SEAL)
Carolyn J. Cagle

Roger W. Cagle (SEAL)
Roger W. Cagle

Amanda S. Cagle (SEAL)
Amanda S. Cagle

STATE OF NORTH CAROLINA - COUNTY OF DAVIDSON

I, Tonya M. McDonald, a Notary Public of said County and State, do hereby certify that **Harold M. Cagle and Carolyn J. Cagle** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal/stamp, this the 20th day of June, 2017.

Tonya M. McDonald
Notary Public
Randolph County, NC
My Commission Expires 5/23/2018

Tonya M. McDonald
Notary Public

My Commission Expires: 5/23/2018

STATE OF NORTH CAROLINA - COUNTY OF DAVIDSON

I, Tonya M. McDonald, a Notary Public of said County and State, do hereby certify that **Roger W. Cagle and Amanda S. Cagle** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal/stamp, this the 20th day of June, 2017.

Tonya M. McDonald
Notary Public
Randolph County, NC
My Commission Expires 5/23/2018

Tonya M. McDonald
Notary Public

My Commission Expires: 5/23/2018

EXHIBIT A

Tract Parcel No. 669300809294

Being all of that certain property known and identified as Tax Parcel 669300809294 by the Montgomery County Tax Department and containing 16.2 acres more or less and being further described by reference to Deed under date of November 24, 1998, as recorded in Book 349 Page 587 in the Office of the Register of Deeds of Montgomery County. Reference is also made to Book 366 Page 44.

This property was obtained by the late Glen W. Cagle, Harold M. Cagle, and Roger W. Cagle by the Deed recorded in Book 349 Page 587. The share of Glen W. Cagle was devised to Harold M. Cagle and Roger W. Cagle.

This deed is delivered and recorded to provide a legal description corresponding to the acreage contained in the subject tract with reference to the records of the Montgomery County Tax Department. Reference is made to Book 788, Page 775 in the Office of the Register of Deeds of Montgomery County.