aa	<u>e_1_nt_1_</u>	_							
-9	MAP	S/M	PAR	S/P	U/IN	L/IN	C/C	PART	INT
-	300		0,14						ነງ
				•					

This certifies that there are no delinquent ad valorem real estate taxes, which the Rowan County Tax Collector is charged with collecting, that are a lien on:

Property Identification Number

This is not a certification that the Rowan County Property Identification Number matches this Deed description.

Tonya Parnell Rowan Co. Tax Collections Manager

wan, NC E. Brindle Register of Deeds BK 1305 PG851

# NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$500.00

Tax Map Parcel Identifier No.: Tax Map 300, Parcel 14

Prepared by and Mail to: Andrew J. Abramson, a North Carolina licensed attorney

225 N Main Street, Suite 200,

Salisbury, NC 28144

THIS DEED, made this 16th day of March, 2018, by and between

JOYCE YOUNG CABLE and husband, PAUL DOUGLAS CABLE

Whose mailing address is: 7120 Old Mocksville Road, Salisbury, NC 28144

Hereinafter referred to as GRANTOR; and

THE LANDTRUST FOR CENTRAL NORTH CAROLINA, INC. A North Carolina Corporation

Hereinafter referred to as GRANTEE,

Whose mailing address is: 204 E. Innes Street, Ste. 280, Salisbury, NC

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 County of Rowan, North Carolina, and more particularly described as follows:

### See Attached EXHIBIT "A"

The property herein described was acquired by Grantor by instrument recorded in Deed Book 824, Page 255.

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 herein after stated.

Title to the property hereinabove described is subject to the following exceptions: (1) Easements, conditions, and restrictions of record and (2) the Ad Valorem property taxes for the current year.

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

Joyce Young Cable (SEAL) Paul Douglas Cable (SEAL) STATE OF NORTH CAROLINA COUNTY OF ROWAN I, Susan Swottord, a Notary Public of the aforesaid County and State, do hereby certify that Joyce Young Cable, personally appeared before me this day, and acknowledged the due execution of the foregoing instrument. WITNESS my hand and Notarial seal, this 16 day of March, 2018. My commission expires: 10-(2-2020 STATE OF NORTH CAROLINA COUNTY OF ROWAN Susan Swaltord, a Notary Public of the aforesaid County and State, do hereby certify that Paul Douglas Cable, personally appeared before me this day, and acknowledged the due execution of the foregoing instrument. WITNESS my hand and Notarial seal, this <u>[4</u> day of March, 2018. SUSAL SWOLFORD
NOTARY PUBLIC

Book: 1305 Page: 851 Page 2 of 3

dission expires: 10-10

## EXHIBIT "A"

BEING all of that 38.82 acres, more or less, with Area Oné having 23.726 acres, and Area Two having 15.094 acres, and being more particularly described according to a plat of survey entitled "The Land Trust for Central North Carolina, Inc., Contract Number CWMTF 2016-033 LTCNC Cable Property" prepared by Kenneth L. Foster & Associates, P.A., on the 26th day of October, 2017, and recorded in Plat Book 9995, at Page 8553, in the Office of the Register of Deeds of Rowan County, North Carolina.

					-			
MAP	S/M	PAR	S/P	U/IN	L/IN	]C/C]	PART	INT
300		090	:				-	28

Property Identification Number

This is not a certification that the Rowan County Property Identification Number matches this Deed description.

Tonya Parnell
Rowan Co. Tax Collections Manager

(



Tax: \$160.00 Page wan, NC E. Brindle Register of Deeds

BK 1317 PG 420

# NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$160.00

Tax Map Parcel Identifier No.: Tax Map 300, Parcel 090

Prepared by and Mail to: Andrew J. Abramson, a North Carolina licensed attorney 225 N Main Street, Suite 200, Salisbury, NC 28144

THIS DEED, made this 16th day of October, 2018, by and between

MARK ANDREW YOUNG and wife, DAWN H. YOUNG; and RUBY DIANNE YOUNG, Individually and as **Executor of the Estate of Larry Scott Young** 

Whose mailing address is: 2215 Proctor Drive, Salisbury, NC 28147

Hereinafter referred to as GRANTOR; and

THREE RIVERS LANDTRUST, INC. A North Carolina Corporation

Hereinafter referred to as GRANTEE,

Whose mailing address is: 204 E. Innes Street, Suite 280, Salisbury, NC 28146

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 County of Rowan, North Carolina, and more particularly described as follows:

#### See Attached EXHIBIT "A"

The property herein described was acquired by Grantor by instrument recorded in Deed Book 1044, Page 340. Larry Scott Young died in November 15, 2017, see estate file 17 E 1286 in the Office of the Clerk of Superior Court of Rowan County.

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 herein after stated.

Title to the property hereinabove described is subject to the following exceptions: Easements, conditions, restrictions of record and the Ad Valorem property taxes for the current year.

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

(SEAL) Ruby Dianne Young, Individually and as (SEAL) Executor of the Estate of Larry Scott Young STATE OF NORTH CAROLINA COUNTY OF ROWAN Susan Swotord, a Notary Public of the aforesaid County and State, do hereby certify that Mark Andrew Young personally appeared before me this day, and acknowledged the due execution of the foregoing S my hand and Notarial seal, this 🔱 day of October, 2018. My commission expires: 10-(2-20) STATE OF NORTH CAROLINA COUNTY OF ROWAN Susan Swofford, a Notary Public of the aforesaid County and State, do hereby certify that Dawn H. Young, personally appeared before me this day, and acknowledged the due execution of the foregoing WITNESS my hand and Notarial seal, this 4 day of October, 2018. Commission expires: 10-12-2010

instrument

(SEAL)

instrument.

# STATE OF NORTH CAROLINA

COUNTY OF ROWAN

I, Susan S Wolfowd, a Notary Public of the aforesaid County and State, do hereby certify that Ruby Dianne Young, personally appeared before me this day, and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial seal, this 14 day of October, 2018.

N

ly commission expires: 10-(2-2036

Book: 1317 Page: 420 Page 3 of 4

#### **EXHIBIT "A"**

BEING all of tract number two, consisting of 38.811 acres, more or less, as shown upon the map of the property of Joyce Cable and Larry Young recorded in Book of Maps 9995, page 3533, in the Office of the Register of Deeds, Rowan County, North Carolina.

LESS AND EXCEPT THE FOLLOWING 28.865 acres, more or less:

BEGINNING at an iron in the common corner with the southerly line of The LandTrust for Central North Carolina, Inc. (DB 870, PG 8) and thence the following nine lines: North 74°-46′-20" East 767.13' to a control corner; thence, along the line of Yadkin Inc. (DB870 PG 898 Parcel No. 48), South 1°-00′-50" West 657.07' feet to a control corner; thence South 65°-13′-55" West 282.68 feet to an iron; thence South 20°-56′-15" West 379.04 feet to an iron; thence North 52°-52′-05" East 302.81 feet to a control corner; thence South 68°-10′-40" East 363.86 feet to a control corner; thence South 4°-14′-55" East 667.85 feet to an iron; then South 3°-59°-20" East 272.34 feet to a point in the NE corner of Walter A. Graham, III, thence along the line of Walter A. Graham, III and crossing an iron at 1.12 feet and continuing North 85°-14′-15" West, 805.72 feet, for a total 806.84 feet to an iron; thence the following two new lines: North 1°-00′15" West 1026.63 feet to an iron; thence North 12°-36′-05" West 742.50 feet to the point and place of beginning containing 28.865 acres, more or less.

TOGETHER WITH a perpetual right of way and easement 20' in width for ingress, egress, and regress over and upon the 20' strip running along the western and Northern Boundary of Tract 1 as shown on plat recorded in Book of Maps 9995, at page 3353, and identified as "20' access easement" on said plat to which recorded plat reference is hereby made for more particular metes and bounds description for said 30' easement and right of way.

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1300		000	<u></u>	L	L			

This certifies that there are no delinquent ad valorem real estate taxes, which the Rowan County Tax Collector is charged with collecting, that are a lien on:

Property Identification Number 300 385

Property Identification Number
This is not a certification that the Rowan County Property Identification Number
matches this Deed description.

Tonya Parnell
Rowan Co. Tax Collections Manager

30 1-9-19 3

Doc ID: 014066530003 Type: CRP
Recorded: 01/09/2019 at 03:41:33 PM
Fee Amt: \$26.00 Page 1 of S
Revenue Tax: \$0.00
Rowan, NC
J. E. Brindle Register of Deeds
BK 1321 Pg 396



# NORTH CAROLINA QUITCLAIM DEED

Excise Tax \$ 0

Tax Map No. 300

Parcel Id No.: Part of 085

Prepared by: Andrew J. Abramson, a licensed North Carolina Attorney 225 N. Main Street, Salisbury, NC 28144

# NO OPINIONOF TITLE IS EXPRESSED OR IMPLIED BY PREPARER OF DEED

This quitclaim deed made this <u>31</u> day of December, 2018, by and between Grantor and Grantee:

## **GRANTOR:**

LYNN GRAHAM MARSH and husband, DONALD FRANCIS MARSH; WALTER A. GRAHAM, III, and wife, BETSY GRAHAM

Whose address is: 1015 Fairway Drive, Kannapolis, NC 28081

### **GRANTEE:**

THREE RIVERS LAND TRUST, INC.

Whose address is: 204 E. Innes Street, Ste. 280, Salisbury, NC 28144

TRANSFER OF OWNERSHIP: Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has remised and released and does hereby remise, release and forever quitclaim to Grantee, the Property described below:

Being all of the property north of the following line: BEGINNING in the southwest corner of the 38.82 acre tract as illustrated on the survey for The Land Trust for Central North Carolina Inc., recorded in Map Book 9995, page 8553, Rowan County Registry, and from said point of beginning South 86 degrees 00 minutes 00 seconds East 1426.26 feet to an existing ¾" pipe; thence continuing South 86 degrees 00 minutes 00 seconds East 68.34 feet to a new iron ½" rebar; thence North 01 degree 46 minutes 00 seconds West 100.49 feet to a new iron ½" rebar; thence South 79 degrees 01 minutes 24 seconds East 823.11 feet to an existing iron pin in the line and corner of The LandTrust for Central North Carolina Inc.

For back title see Deed Book 787, Page 863, Rowan County Registry.

The foregoing transfer is made pursuant to an agreement to resolve a boundary line dispute between Grantor and Grantee.

TO HAVE AND TO HOLD the said Property and all privileges and appurtenances and rights belonging to Grantee, in fee simple.

Grantor makes no warranty, express or implied, as to title to the property.

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

Lynn Graham Marsh

Lynn Graham Marsh

Londel Francis Marsh

Donald Francis Marsh

Walter D. Than ann 111 (SEAL

Walter A. Graham, III

Bilay Droham (SEAL

STATE OF NORTH CAROLINA

COUNTY OF ROWAN

I, a Notary Public in and for said County and State, personally appeared Lynn Graham Marsh and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official stamp on the stamp of the company of

My commission expires

(SEAL)

STATE OF NORTH CAROLINA

COUNTY OF ROWAN

I, a Notary Public in and for said County and State, personally appeared Donald Francis Marsh and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official stamp on seal with 30 day of Dec

My commission expires: F= 3 17 2 920

(SEAL)

## STATE OF NORTH CAROLINA

### COUNTY OF ROWAN

I, a Notary Public in and for said County and State, personally appeared Walter A. Graham, III and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official stamp or seal, the Sound of DEC, 201

My commission expires: FEB 17, 2020

(SEAL)

### STATE OF NORTH CAROLINA

# COUNTY OF ROWAN

I, a Notary Public in and for said County and State, personally appeared Betsy Graham and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official stamp or seal white 31 day of \_\_\_\_\_\_, 2018.

My commission expires: F=8

(SEAL)

MAP	S/M	RAR	S/P	UAN	L/IN	C/C	PART	INT
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FILED in ROMAN County, NC on Oct 14 2005 at 11:47:13 AM by: Bobbie M. Earnhardt Register of Deeds BOOK 1048 PAGE 71:

3000 137.46 Issued Oct 14 2005

4137.00

State of ROWAN

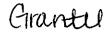
North Carolina County

Real Estate Excise Tax

Excise Tax\$137.00	Recording Time, Book and Page					
Tax Lot No. 300 Parcel Identifier No. 0  Verified by County or	89 1 the day of					
Mail after recording to GRANTEE: PO BOX 4284 Salisbury NC 28145						
This instrument was prepared by Branson A. Pethel						
Brief Description for the index						
NORTH CAROLIN	IA GENERAL WARRANTY DEED					
THIS DEED made OCTOBER 14TH 2005	, by and between					
GRANTOR	GRANTEE					
MILTON CROWTHER AND WIFE, LOUISE B. CROWTHER AS TRUSTEES FOR THE MILTON CROWTHER AND, LOUISE B. CROWTHER REVOCABLE LIVING TRUST	THE LANDTRUST FOR CENTRAL NORTH CAROLINA, INC.					

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.

N. C. Bar Assoc. From No. 3 © 1977 Printed by Agreement with the N.C. Bar Assoc. #003



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GR	ДΙ	V.	· -	н

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 <u>SALISBURY</u>, <u>FRANKLIN</u> Township, <u>Rowan</u> County, North Carolina and more particularly described as follows:

BEING ALL OF A 39.117 AC RE TRACT AS SHOWN UPON THE MAP AND SURVEY FOR THE LANDTRUST BY DAVIDSON SURVEYING AND MAPPING, DATED MARCH 31, 2003 AND RECORDED MAY 3, 2005 IN BOOK OF MAPS 9995 AT PAGE 5362 IN THE OFFICE OF THE REGISTER OF DEEDS, ROWAN COUNTY, NORTH CAROLINA.

The property herein above described was acquired by Grantor by instrument recorded in Book922, Page 748

A map showing the above described property is recorded in Map Book 9995, Page 5362.

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 herein above described is subject to the following exceptions:

1. All general consumer utility easements.

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)
Ву:	
President	
ATTEST:	
<del></del>	
Secreta	ary (Corporate Seal)

MILTON CROWTHER, TRUSTEE (SEAL)

Louise B. Crowthan (SEAL)

LOUISE B. CROWTHER, TRUSTEE

SEAL- STAM	NO ACRUMAN CO.	I, the undersigned, a Notary Public of the Count MILTON CROWTHER AND LOUISE B. appeared before me this day and acknowledged Witness my hand and official stamp or seal, to My commission Expire \$\frac{\text{\text{82}}}{20/06}\$	ty and State aforesaid, certify that <u>CROWTHER AS TRUSTEES</u> personally d the execution of the foregoing instrument.
SEAL- STAMI	TRY OF ROW	I, the undersigned, a Notary Public of the Count personally came before me this da President of and that he, as President of and the corporation.	ty and State aforesaid, certifyay and acknowledged that he is
		Witness my hand and official stamp or seal, this  MY COMMISSION EXPIRES	the day ofAUGUST 2005.  NOTARY PUBLIC
is/are certi Page show	oing Certifica fied to be corr on on the first p	ect. This instrument and this certificate are duly repage hereof.	
Bv			

FILED in ROWAN County, NC on Dec 10 2004 at 04:44:59 PM by: Bobbie M. Earnhardt Register of Deeds BOOK 1024 PAGE 821

MAP	S/M	PAF	S/P	UAN	L/fN	C/C	PART	INI
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**Rowan County Assessor's Office** 

4/23.00

Ħ	Issued Dec 10 2 \$168.00	004
8	State of North Carolina teni Estate Ex	ROWAN
Ç.	North Carolina leaf Estate Ex	cise Tex

Excise Tax S	\$168.00	Rec	ording Time, Book and Page
Tax Lot No. 307  Verified by	County o	Parcel Identifier No	
Mail after recording to GRANTEE: )			
This instrument was prepared by	Branson A. Pethel		
Brief Description for the index			:
NOR 7	ΓΗ CAROLI	NA GENERAL V	WARRANTY DEED
THIS DEED made	, 2004		, by and between
GRAN	TOR .		GRANTEE
TERLIN G. JOHNSON AND WIF MARLENA H. JOHNSON	Œ,	THE LANDTRUST CAROLINA, INC.	FOR CENTRAL NORTH
	Æ,		FOR CENTRAL NORTH
	Æ,		FOR CENTRAL NORTH

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.

N. C. Bar Assoc. From No. 3 © 1977 Printed by Agreement with the N.C. Bar Assoc. #003

Grantel

28302

	H, that the Grantor, for a valuable consident, has and by these presents does grant, bargar land situated in the City of	leration paid by the Grantee, the receipt of which is hereby in, sell and convey unto the Grantee in fee simple, all that certain
Rowan	County, North Carolina and more pa	Township,
SEE ATTACH		ardediarry described as follows:
	MARKET PA	
The property he	ereinabove described was acquired by Gran	ntor by instrument recorded in Book 831, Page 692.
A map showing	the above described property is recorded i	n Map Book 9995, Page 3412
	D TO HOLD the aforesaid lot or parcel of the	land and all privileges and appurtenances thereto belonging to
		seized of the premises in fee simple, has the right to convey the of all encumbrances, and that Grantor will warrant and defender except for the exceptions hereinafter stated.
	erty hereinabove described is subject to the	
	onsumer utility easements.	
	WHEREOF, the Grantor has hereunto set he signed in its corporate name by its duly as Board of Directors, the day and year first all	nis hand and seal, or if corporate, has caused this authorized officers and its seal to be hereunto affixed by bove written.
By:	(Corporate Name)	TERLIN G. JOHNSON (SEAL)
шу		Marlena El Johnson (SEAL)
President	•	MARLENA H. JOHNSON
ATTEST:		
S	ecretary (Corporate Seal)	

SEAL-	NORTH CAROLINA, Rowan	County.
KRISTIN HOTARY PUBLIC COUNTY	JOHNSON AND WIFE, MARLENA JOHNSON TO INC.  IN MULKEAND ARE ENA JOHNSON TO SHORT HE GROUNG TO SHORT HE STATE HE SHORT HE	State aforesaid, certify that TERLING. personally appeared before me this day trument. Witness my hand and official
NORTH CARC The forego is certified to be Filed for re	DLINA: ROWAN COUNTY ing certificate of Kistin J Miley ing certificate of K	N.P. of Lower County N.C.
·	IIS Secretary. writhess my mand and on	Assistant, Deputy
	My commission expires:	Notary Public
The foregoing Certif	icate(s) of <u>KRISTIN J. MULKEY</u>	
is/are certified to be or Page shown on the fi	correct. This instrument and this certificate are duly registered rst page hereof.	d at the date and time and in the Book and
	REGISTER OF DEEDSRO	WAN COUNTY
Ву		Deputy/Assistant-Register of Deeds.

N. C. Bar Assoc. From No. 3 © 1977 Printed by Agreement with the N.C. Bar Assoc. #003

### ATTACHMENT "A"

BEING all that 10.531 acres as shown upon the map and survey for Terlin G. Johnson and Marlene H. Johnson by Riley O. Gobbie, Jr. RLS, dated June 18,1998 and recorded in the Book of Maps 9995 at page 3412 in the office of the Register of Deeds for Rowan County, North Carolina.

The foregoing is conveyed subject to that reservation of non-exclusive easement for ingress, egress and regress over and upon the thirty (30) foot front set back area as shown upon the foregoing map, which reservation of easement shall be personal to the Grantors herein and shall not run with the property but shall exist only so long as the Crowthers own property to the northwest of the property herein conveyed.

Together with all rights, if any, of the Grantors in and to the right of way of High Meadow Drive, and further in that certain Deed of Easement filed in Book 523, Page 391 in the office of the Register of Deeds for Rowan County, North Carolina.