

1236  
0075

FILED ELECTRONICALLY  
DAVIE COUNTY NC  
KELLY C. FUNDERBURK  
REGISTER OF DEEDS

=====  
FILED Nov 16, 2022  
AT 03:26:00 PM  
BOOK 01236  
START PAGE 0075  
END PAGE 0078  
INSTRUMENT # 06920  
EXCISE TAX \$1,090.00

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax **\$1,090.00**

Tax Map Parcel Identifier No.: **O60000007002**

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

Delinquent taxes, if any, to be paid by the closing attorney to the County Tax Administrator upon disbursement of closing proceeds.

THIS DEED, made this 16<sup>th</sup> day of November, 2022, by and between

**STEINMAN PROPERTIES, LLC,**  
**a North Carolina limited liability company**

Whose mailing address is: 1500 E Innes Street, Salisbury, NC 28146

Hereinafter referred to as GRANTOR; and

**THREE RIVERS LAND TRUST, Inc.,**  
**a North Carolina non-profit corporation**

Hereinafter referred to as GRANTEE,

Whose mailing address is: 204 E. Innes Street, Suite 120, Salisbury, NC 28144

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 Davie, North Carolina, and more particularly described as follows:

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.**

The property herein described was acquired by Grantor by instrument recorded in Deed Book 655, Page 46, Davie County Registry.

**The Property Conveyed hereby \_\_\_\_\_ is/  is not the primary residence of the Grantors.**

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.

{Signature and Notarial Acknowledgement page(s) to follow}

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

**Steinman Properties, LLC,  
a North Carolina limited liability company**

By: Charles Thomas Steinman (SEAL)  
**Charles Thomas Steinman, member/manager**

STATE OF NORTH CAROLINA

COUNTY OF Rowan

I, Leslie H Jackson Notary Public of aforesaid State and Davie County, certify that **Charles Thomas Steinman** personally came before me this day and acknowledged that he is the **Member/Manager** of Steinman Properties, LLC, a North Carolina limited liability company, and that as **Member/Manager**, being authorized to do so, executed the foregoing on behalf of the company.

WITNESS my hand and Notarial seal, this 9<sup>th</sup> day of November, 2022.

Leslie H Jackson  
NOTARY PUBLIC

My commission expires: July 15, 2023

(SEAL)

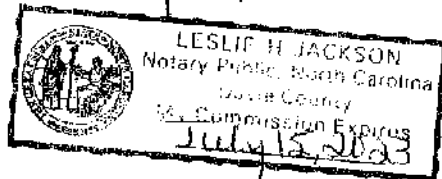


EXHIBIT "A"

**BEGINNING** with a railroad spike in the right of way margin of SR 1822 (Point Road), being the easternmost corner of Stacey Spry (DB 633, Pg. 740); thence with the line of Alcoa and Yadkin, Inc. (DB 322, Pg. 388) South 34 deg. 23 min. 07 sec. East 494.48 feet to a 2" iron in Alcoa and Yadkin, Inc.'s southwest corner; thence continuing North 88 deg. 58 min. 03 sec. East 193.34 feet to a railroad spike; thence with the centerline of SR 1822 (Point Road) South 43 deg. 08 min. 06 sec. East 26.57 feet to a point; thence continuing South 39 deg. 37 min. 48 sec. East 78.54 feet to a point; thence continuing South 35 deg. 14 min. 52 sec. East 85.47 feet to a PK Nail; thence continuing South 34 deg. 11 min. 38 sec. East 415.36 feet to a PK Nail; thence continuing South 33 deg. 15 min. 03 sec. East 113.29 feet to a point; thence continuing South 30 deg. 27 min. 00 sec. East 214.85 feet to a point; thence continuing South 33 deg. 51 min. 05 sec. East 94.45 feet to a point; thence continuing South 41 deg. 48 min. 25 sec. East 75.92 feet to a point; thence continuing South 50 deg. 25 min. 19 sec. East 61.46 feet to a point; thence continuing South 57 deg. 50 min. 06 sec. East 49.88 feet to a point; thence continuing South 64 deg. 00 min. 40 sec. East 68.14 feet to a point; thence continuing South 70 deg. 07 min. 28 sec. East 84.28 feet to a point; thence continuing South 75 deg. 15 min. 53 sec. East 83.84 feet to a PK Nail; thence continuing South 80 deg. 18 min. 11 sec. East 116.86 feet to a point; thence continuing South 82 deg. 55 min. 46 sec. East 131.19 feet to a PK Nail; thence continuing South 83 deg. 50 min. 55 sec. East 41.13 feet to a PK Nail, being a corner for Wade D. Moody (DB 142, Pg. 489); thence with Moody's western line South 23 deg. 23 min. 57 sec. East 323.50 feet to an iron in the northwest corner of Linda M. Keziah (DB 174, Pg. 94); thence with Keziah's western line South 23 deg. 23 min. 57 sec. East 280.33 feet to an iron in the southeast corner of the herein described tract and the northeast corner of Glenn Tussey (DB 53, Pg. 73); thence with Tussey's northern line North 85 deg. 30 min. 32 sec. West 996.10 feet to an iron; thence continuing North 85 deg. 30 min. 32 sec. West 939.69 feet to an iron; thence continuing South 86 deg. 44 min. 40 sec. West 861.79 feet to an iron; thence continuing South 52 deg. 55 min. 58 sec. West 598.57 feet to an iron in the southwest corner of the herein described tract; thence with the line of Alcoa and Yadkin, Inc. (DB 322, Pg. 388) North 15 deg. 00 min. 29 sec. 1639.89 feet to an iron; thence continuing North 44 deg. 47 min. 29 sec. East 268.34 feet to an iron in the southernmost corner of Stacey Spry (DB 633, Pg. 740); thence with Spry's eastern line North 52 deg. 08 min. 34 sec. East passing through a T-Bar w/cap at 865.13 feet for a total of 897.45 feet **TO THE POINT AND PLACE OF BEGINNING**, containing 82.552 acres, more or less, as surveyed by George Robert Stone, Professional Land Surveyor, on March 21, 2006. Job No. 5106. Map No. 5106.

**SUBJECT TO** the right of way margin of SR 1822 (Point Road) and any other easements and restrictions of record.