

ROWAN COUNTY

SEP 11 1992

FILED
ROWAN COUNTY 0697 PAGE 471

740.00 TAX 6

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471



Real Estate
Excise Tax

BOBBIE M. EARNHARDT
REC. OF DEEDS

By *Allyson Allen*
Deputy

740.00

Excise Tax

Recording Time, Book and Page

Tax Lot No. 555

Parcel Identifier No. all of 158, part of 118 & 54

Verified by

Rowan

County on the

day of

, 19

by

✓ Mail after recording to Balfour Quarry, Inc., % Mrs. Mona R. Moscardini, 104 Vance Allen Drive, Rockwell, NC 28138

This instrument was prepared by John L. Holshouser, Jr. & Assoc., Attorneys & Counsellors at Law 309 North Main Street, Salisbury, North Carolina 28144

Brief description for the Index

Balfour Quarry Road

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 28 day of August, 1992, by and between

GRANTOR

GRANTEE

Terry L. Hess
and wife,
Doris G. Hess

Balfour Quarry, Inc.,
a North Carolina corporation

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 _____, Gold Hill Township, Rowan County, North Carolina and more particularly described as follows:

See Page Number 2 for legal description.....

BEGINNING at an existing iron in the center of the right of way of Balfour Quarry Road, said iron being a corner in the Western property line of L. S. Starrett Company; thence with Starrett, two lines as follows: (1) South 07 degrees 01 minute 28 seconds West 44.62 feet to an iron; and, (2) South 83 degrees 54 minutes 37 seconds East 1036.30 feet to an iron, a corner of Joseph Edward Patterson; thence with Patterson, South 04 degrees 45 minutes 09 seconds West 871.25 feet to an iron in the line of Lewis B. Jacobs, Jr.; thence with Jacobs, North 85 degrees 57 minutes 20 seconds West 347.54 feet to an iron; thence continuing with Lewis B. Jacobs, Jr. and Ronald Jacobs, South 40 degrees 58 minutes 56 seconds West 399.84 feet to an iron, a new corner of Terry L. Hess; thence a new line, North 47 degrees 03 minutes 30 seconds West 746.79 feet to an iron, a former corner of John D. Pittenger; thence North 23 degrees 22 minutes 00 seconds West 234.20 feet to a point, a new corner of Randall Giessler; thence with Giessler, North 30 degrees 04 minutes 19 seconds East 220.00 feet, more or less, to a point; thence continuing with Giessler, two lines as follows: (1) North 35 degrees 17 minutes 46 seconds East 140.00 feet, more or less, to a point; and, (2) North 11 degrees 09 minutes 55 seconds West 240.00 feet, more or less, to a point in the centerline of Balfour Quarry Road; thence with the centerline of said road, North 75 degrees 36 minutes 31 seconds East 155.30 feet to the point of **BEGINNING**, the above-description being per the survey of Richard L. Shulenburg, R.L.S., dated July 8, 1992, as revised July 29, 1992.

This conveyance is subject to any and all outstanding leases, rights of way and encumbrances of record.

The property hereinabove described was acquired by Grantor by instrument recorded in

A map showing the above described property is recorded in Plat Book _____ page _____.

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:

General utility rights of way and easements of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and 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)

.....
(Corporate Name)

By:

.....
President

ATTEST:
.....

.....
Secretary (Corporate Seal)

USE BLACK INK ONLY

USE BLACK INK ONLY

Terry L. Hess
.....
Terry L. Hess (SEAL)

Doris G. Hess
.....
Doris G. Hess (SEAL)

..... (SEAL)

..... (SEAL)

..... (SEAL)

..... (SEAL)

..... (SEAL)

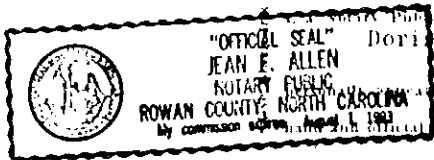
..... (SEAL)

SEAL - STAMP

NORTH CAROLINA,

Rowan

County



I, a Notary Public of the County and State aforesaid, certify that Terry L. Hess and wife, Dori G. Hess Grantor,
 personally appeared before me this day and acknowledged the execution of the foregoing instrument Witness my
 hand and official stamp or seal, this 11th day of September, 1992.
 My commission expires August 1, 1993. *Jean E. Allen* Notary Public

SEAL - STAMP

NORTH CAROLINA,

County

Use Black Ink

I, a Notary Public of the County and State aforesaid, certify that
 Grantor,
 personally appeared before me this day and acknowledged the execution of the foregoing instrument Witness my
 hand and official stamp or seal, this _____ day of _____, 19____.
 My commission expires _____ Notary Public

SEAL - STAMP

NORTH CAROLINA,

County

Use Black Ink

I, a Notary Public of the County and State aforesaid, certify that
 Grantor,
 personally appeared before me this day and acknowledged the execution of the foregoing instrument Witness my
 hand and official stamp or seal, this _____ day of _____, 19____.
 My commission expires _____ Notary Public

SEAL - STAMP

NORTH CAROLINA,

County

Use Black Ink

I, a Notary Public of the County and State aforesaid, certify that
 Grantor,
 personally appeared before me this day and acknowledged the execution of the foregoing instrument Witness my
 hand and official stamp or seal, this _____ day of _____, 19____.
 My commission expires _____ Notary Public

SEAL - STAMP

NORTH CAROLINA,

County

Use Black Ink

I, a Notary Public of the County and State aforesaid, certify that
 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 _____, 19____.
 My commission expires _____ Notary Public

SEAL - STAMP

NORTH CAROLINA,

County

Use Black Ink

I, a Notary Public of the County and State aforesaid, certify that
 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 _____, 19____.
 My commission expires _____ Notary Public

The foregoing Certificate of Jean F. Allen, a Notary Public in and for Rowan County, North Carolina

is ~~are~~ certified to be correct. This instrument and this certificate are duly registered at the date and time and in the book and Page shown on the first page hereof.

By Bobbie M. Earnhardt REGISTER OF DEEDS FOR Rowan COUNTY
Jean E. Allen Deputy ~~Notary~~ Register of Deeds. North Carolina

This 11th day of Sept., 1992.

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