



Major Highways



Roads



Lake Lure



City Limits



Bostic



Chimney Rock Villa



Ellenboro



Forest City



Lake Lure



Ruth



Rutherfordton



Spindale

Parcels



County Lines



<b><u>Geo-pin</u></b> 1650040744	<b><u>City</u></b> Logan Store	<b><u>Deed Date</u></b> 1/25/2001 12:00:00 AM
<b><u>ParcelID</u></b> 49934	<b><u>Township</u></b> Logan Store	<b><u>Land Class</u></b> SINGLE FAMILY RES
<b><u>Acreage</u></b> 4.34	<b><u>Zoning</u></b> NONE	<b><u>Deed Book</u></b> 768
<b><u>Deed Page</u></b> 813	<b><u>Map Book</u></b>	<b><u>Map Page</u></b>
<b><u>Index Type</u></b> CRP	<b><u>Map Block Lot</u></b> 711 1 25	<b><u>Parcel Number</u></b> 1642548
<b><u>Property Address</u></b> 905 PEARIDGE RD	<b><u>Neighborhood</u></b> A31J	<b><u>Fire District</u></b> F12 BOSTIC RURAL
<b><u>Special Tax Districts</u></b>	<b><u>Owner Name</u></b> HOOPER, GLENDA KAY	<b><u>Owner Mailing Address</u></b> 1090 PEARIDGE RD
<b><u>Owner Mailing City</u></b> BOSTIC	<b><u>Owner Mailing State</u></b> NC	<b><u>Owner Mailing Zip</u></b> 28018
<b><u>Land Tax Value</u></b> 34000	<b><u>Building Tax Value</u></b> 130700	<b><u>Total Assessed Value</u></b> 164700
<b><u>Revenue Stamp</u></b> 290	<b><u>Structure Size</u></b> 3565	<b><u>Under Assmt Flag</u></b> N
<b><u>Subdivision</u></b>	<b><u>Sale Price</u></b> 145000	<b><u>OBJECTID_1</u></b> 46930

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portion of

RUTHERFORD COUNTY 01/25/2001  
\$290.00  
STATE OF NORTH CAROLINA  
Real Estate Excise Tax

Book Deed Page  
0768 0813  
RUTHERFORD COUNTY  
01/25/2001 9:43 AM  
FAIR H. HUSKES  
Register of Deeds  
By: Deputy/Assoc.

Excise Tax \$290

Recording Time, Book and Page

Tract Lot No. Parcel Identifier No.  
Verified by County on the day of  
by

Mail after recording to

This instrument was prepared by Robert W. Wolf, Attorney, Forest City, NC

Brief description for the Index

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 15 day of January 2001 by and between

GRANTOR

GRANTEE

Jack M. Freeman, Jr.,  
Martha B. Freeman, Widow

Glenda Kay Hooper

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 Logan Store Township, Rutherford County, North Carolina and more particularly described as follows:

See Attached Schedule "A" for Property Description

SCHEDULE "A"

Lying and being in Logan Store Township, Rutherford County, North Carolina, being bound on the North and East by the property of Frances E. Phillips and husband as described in deed recorded in Deed Book 477, Page 309, Rutherford County Registry, N. C., and on the East and Northeast by the property Glenda K. Hooper as described in deed recorded in Deed Book 690, Page 663, Rutherford County Registry, N. C., on the East by Pea Ridge Road (SR 1561), on the South by the property of Gerald W. McGuinn and wife as described in deed recorded in Deed Book 461, Page 332, Rutherford County Registry, N. C., on the West by the property of Carolina Clinchfield & Ohio Railway, Inc., and being more particularly described as follows:

BEGINNING at a railroad spike lying in the centerline of Pea Ridge Road (SR 1561), said beginning point being the Southeasternmost corner of the tract herein described, said beginning point also lying South 21 degrees 12 minutes 13 seconds East 424.64 feet from N.C.G.S. Monument "Pea", and running thence from said beginning point and leaving said road, South 84 degrees 17 minutes 31 seconds West (crossing an iron pin set on a bank at 50 feet in the line) 1571.97 feet to a large stone at a black oak; thence North 76 degrees 28 minutes 33 seconds West 729.68 feet to an iron pin in a yellow painted line, thence a curve with a radius of 1378.81 feet, an arc distance of 1159.40 feet subtended by a chord and bearing of North 00 degrees 46 minutes 54 seconds East 1125.54 feet to an iron pin in a rock pile; thence South 89 degrees 55 minutes 22 seconds West 205.76 feet to an iron pin set in a rock pile, thence North 21 degrees 33 minutes 38 seconds East 189.75 feet to an iron pin, thence North 21 degrees 04 minutes 10 seconds East 393.81 feet to an iron pin, thence North 23 degrees 05 minutes 46 seconds East 199.83 feet to an iron pin at a 4 inch wild cherry, thence due East 1303.40 feet to an iron pin, thence South 00 degrees 24 minutes 25 seconds East 528.04 feet to an iron pin, said pin lying in the northern line of Glenda K. Hooper as described in deed recorded in Deed Book 690, Page 663, Rutherford County Registry, N. C.; thence South 09 degrees 55 minutes 24 seconds West 166.94 feet to an iron pin, said iron pin being the northwesternmost corner of Glenda K. Hooper as described in deed recorded in Deed Book 690, Page 663, Rutherford County Registry, N. C.; thence South 10 degrees 22 minutes 17 seconds East 398.94 feet to an iron pin, thence due East (crossing an iron pin at 570.18 feet in the line) 600.01 feet to a point in the centerline of Pea Ridge Road (SR 1561), thence with the centerline of said road, South 16 degrees 43 minutes 40 seconds East 64.44 feet to a PK nail, thence South 16 degrees 38 minutes 12 seconds East 34.20 feet, South 17 degrees 02 minutes 01 second East 49.02 feet, South 17 degrees 04 minutes 26 seconds East 49.30 feet, South 18 degrees 01 minute 10 seconds East 83.28 feet, South 19 degrees 56 minutes 58 seconds East 33.96 feet, South 22 degrees 09 minutes 25 seconds East 415.20 feet, South 23 degrees 39 minutes 22 seconds 254.32 feet to the BEGINNING, containing 80.35 acres, according to a map and survey by Professional Surveying Services, Nathan Odom, Registered Land Surveyor, dated January 10, 2001.

Being the remaining lands described in deed recorded in Deed Book 458, Page 368, Rutherford County Registry, N. C. See also Rutherford County Tax Map 711/125.

The grantor herein, Martha B. Freeman, joins in this conveyance for the purpose of waiving and conveying the life estate reserved in deed recorded in Deed Book 458, Page 368, Rutherford County Registry, N. C. (DBK, Freeman, Jack/bst)

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:

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.

BY: Jack M. Freeman, Jr. (SEAL)  
President (SEAL)  
ATTEST: Martha B. Freeman (SEAL)  
Secretary (Corporate Seal) (SEAL)

NORTH CAROLINA, Wake County.



I, a Notary Public of the County and State aforesaid, certify that Jack M. Freeman, Jr. Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 22 day of January, 2001. My commission expires: 3-2002 Mattie B. Cochet Notary Public



NORTH CAROLINA, Rutherford County.  
I, a Notary Public of the County and State aforesaid, certify that Martha B. Freeman, Grantor, personally came before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 24th day of January, 2001. My commission expires: 10/28/2003 Janet B. Roberts Notary Public

The foregoing Certificate(s) of Mattie B. Cochet and Janet B. Roberts

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: [Signature] REGISTER OF DEEDS FOR Wake COUNTY  
Deputy/Assistant - Register of Deeds