

INTERNET

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Filed in CLEVELAND County, NC
on Jan 04 2010, at 09:33:51AM
by BONNIE E. REECE
REGISTER OF DEEDS
Book 1589 Page 583

RECORDING FEE \$ 2.00 REVENUES

Excise Tax None Recording Time, Book and Page
Parcel ID 33692, 33694, 33701, and 33697
After recording return to: Barry D. Mann of Manning, Fulton & Skinner, P.A.
P.O. Box 20389, Raleigh, NC 27619-0389
This instrument was prepared by: Barry D. Mann of Manning, Fulton & Skinner, P.A.
(WITOUT TITLE EXAMINATION)
Brief description for the Index:

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED is made as of the 31st day of December, 2009, by and between

GRANTOR	GRANTEE
E. STEPHEN STROUD, unmarried (a/k/a Eric Stephen Stroud and incorrectly referred to as E. Steven Stroud in deed recorded in Book 1456, page 1334, Cleveland County Registry)	STROUD LEGACY HOLDINGS LLC, a North Carolina limited liability company 3605 Glenwood Avenue, Suite 100 Raleigh, NC 27612

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 those certain lots or parcels of land situated in Cleveland County, North Carolina and more particularly described as follows (the "Property"):

See Exhibit A attached hereto and incorporated herein by reference.

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The property hereinabove described was acquired by Grantor by instruments recorded in Book 1390, page 461, and Book 1456, page 1334, Cleveland County Registry.

TO HAVE AND TO HOLD the aforesaid Property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

Book 1589 Page 584

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the Property hereinabove described is subject to the following exceptions:

- 1. Ad valorem taxes for the year 2009 and subsequent years.
- 2. Enforceable easements, restrictions, and rights of way of record affecting title to the property conveyed herein.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed and delivered.




 E. STEPHEN STROUD, unmarried

STATE OF NORTH CAROLINA

COUNTY OF WAKE

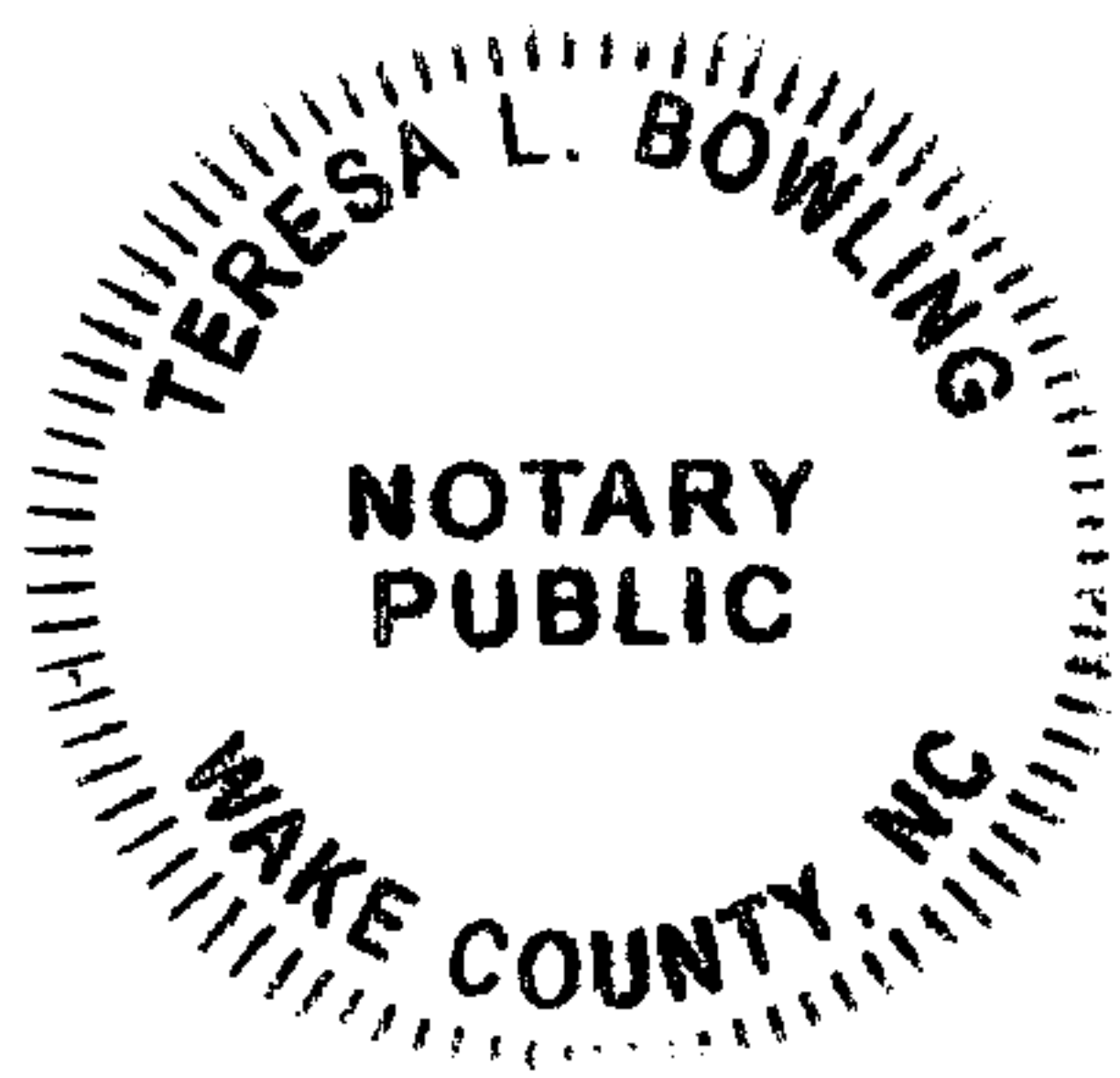
I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: E. Stephen Stroud.

Date: December 31, 2009

Notary Public: 

Printed Name: Teresa L. Bowling

My Commission Expires: August 25, 2013



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EXHIBIT A

(Page 1 of 2)

Book 1589 Page 585

PARCEL #1

Being a part of the L. E. Powers' land, joining lands of Chetwood and others on the West side of Hinton's Creek and being the same property conveyed to J. Z. Elliott by J. C. Brooks & wife, Callie Brooks by deed dated Dec. 9, 1911, and recorded in Book WW, Page 324, Cleveland County Registry, and being bounded as follows:

BEGINNING at a stake in the creek, J. C. Brooks' corner, and runs with his line South 46 ½ West 46 poles to a forked pine; thence North 78 ½ West 60 poles to a stone on top of ridge; thence North 74 ½ West 27 poles to two black gums; thence South 76 ½ West 56 poles to a stake in Chetwood lines; thence with its North 37 ½ West 36 poles to a stone, Bob Elliott's corner; thence with his line North 84 ¾ East 70 ½ poles to a white oak; thence North 71 East 61 poles to a stake in creek; thence down the creek as it meanders South 38 East 45 poles to poles to a stake in Creek; thence North 75 East 16 poles to a stake in Creek; thence North 56 East to poles to a stake in Creek; thence South 27 East to the Beginning, containing 39 1/8 acres, more or less.

PARCEL #2

Known as the T. W. Elliotte tract of land as appears by deed from T. W. Elliotte to R. L. Elliotte recorded in Deed Book TT Page 69 of the Office of the Register of Deeds for Cleveland County, NC. to which reference is hereby made for further identifications, Situated on Hinton's Creek and know locally as the Gettys Mill tract.

BEGINNING on a black oak, T. F. Elliotte's corner and runs thence with his line South 75 West 38 ½ poles to a bunch of P.O.'s; thence with the upper side of said road South 24 West 12 poles to a pine; thence South 47 West 5 poles to a bunch of maples; then North 54 West 60 poles to a stone; then North 77 West 13 poles to a pine; then South 54 West 31 poles to the Chestnut Oaks on the buzzard den on Getty's line; thence with said line South 70 poles to a stone in the hollow; thence East 40 post to a stone; then South 42 East 50 poles to a stone beside the mill road; thence with the road 71 poles to a stone; then North 40 West with the road 72 poles to the Beginning, and being 73 acres, excepting, however, 30 acres sold off to Alfred Tessneer and 3 acres sold to M. B. Whisnant; and reference is hereby made to said deeds for such reservations and exceptions

Title Reference: See Deed Recorded Book 13-Z page 320, Cleveland County Registry and Estate file 03 E 225, Cleveland County Clerk of Superior Court.

Excepted from the foregoing is that 0.583 acre tract conveyed to Howard Daves and wife Guynelle dated October 15, 2001 recorded Book 1310 Page 775, Cleveland County Registry.

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EXHIBIT A
(Page 2 of 2)

Book 1589 Page 586

Compartment CK-5213

Lying and being in the State of North Carolina, the County of Cleveland in Number Eight Township:

Beginning at an iron pin, corner of the Lattimore and Irvin property; and runs thence S. 36 W. 891 feet to a stake; thence S. 38-30 E. 291.5 feet to a stake; thence S. 38 W. 539 feet to a stake; thence S. 46 E. 221 feet to a stone; thence a tie line which has the length and position S. 17 E. 174 feet to a stake on paved road; thence S. 29-55 E. 241 feet to a power pole; thence S. 86-30 E. 225 feet; thence N. 65-15 E. 176 feet; thence N. 1 W. 82 feet; thence N. 64-35 W. 405 feet to a stake on paved road; thence with paved road S. 52-30 W. 171 feet to the point of intersection with the first call of the area described in the five calls immediately preceding this call which contains 2.45 acres, more or less, which acreage is completely surrounded by the prime area; thence back with the tie line N. 17 W. 174 feet to the aforesaid stone; thence S. 18 W. 363 feet to an iron pin; thence S. 10 E. 363 feet to an iron pin; thence N. 86 E. 726 feet to a white oak, formerly J.D. Grayson's corner; thence N. 71 E. 1,013 feet to a stake at Hinton's Creek; thence six calls with Hinton's Creek: N. 10-30 W. 203 feet; N. 4-30 W. 279 feet; N. 27 W. 276 feet; N. 33-30 W. 337 feet; N. 22-15 W. 238 feet; N. 49 W. 168 feet to a poplar stump; thence N. 44-05 W. 735 feet, containing 55.9 acres, more or less. This description is according to a survey and private plat by Fred A. Wilkie, Registered Surveyor, dated September 1965.

CK-52131

Beginning at a stake in the north side of the road, same being George W. Driskell's southeast corner; and runs thence N. 25 W. 45 feet; thence N. 28 W. 622 feet with Driskell's line to a stake in the Lattimore line; thence with the Lattimore line N. 62-30 E. 1,068 feet to an iron pin; thence with Max Burgin's line, S. 34-45 E. 1,018 feet to a stake in the road; thence seven calls with center of paved road: S. 59-30 W. 200 feet; S. 66-50 W. 200 feet; S. 74-45 W. 200 feet; S. 81 W. 200 feet; S. 88-15 W. 200 feet; N. 84-45 W. 200 feet; N. 79 W. 58 feet to the place of Beginning, containing 23.37 acres, more or less. This description is pursuant to a private plat and survey by Fred A. Wilkie, Registered Surveyor, dated September 1965.

CK-52132

All that parcel or tract of land situated in No. 8 Township of Cleveland County, North Carolina, containing 54 acres, more or less, and being more fully shown on a plat of C.C. Parker Property, surveyed for Catawba Timber Company by Fred A. Wilkie, R.L.S., dated February 1968 and recorded in Plat Book 11, Page 34, in the office of the records for Cleveland County, North Carolina, said plat being incorporated into and made a part of the description of this by reference.

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