

Copy

Type: CONSOLIDATED REAL PROPERTY
 Recorded: 6/3/2021 10:53:32 AM
 Fee Amt: \$560.00 Page 1 of 4
 Revenue Tax: \$534.00
 Rutherford County, NC
 Rachel Thomas Register of Deeds

BK 2047 PG 660 - 663

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$534.00

Parcel Identifier No. 16-36414 & Portion of 05-14535 Verified by _____ County on the _____ day of _____, 20____
 By: _____

Mail/Box to: Peter E. Lane, Attorney at Law, 131 East Court Street, Rutherfordton, NC 28139This instrument was prepared by: Peter E. Lane, Attorney at Law

Brief description for the Index: _____

THIS DEED made this 25th day of May, 2021, by and between

GRANTOR

GRANTEE

Stroud Legacy Holdings, LLC
 a North Carolina Limited Liability Company

5121 Kingdom Way, Suite 100
 Raleigh, NC 27612

Christopher James Crosson

PO Box 172
 Gerton, NC 28735

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of _____, Duncan Creek, Township, Rutherford County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A" FOR PROPERTY DESCRIPTION

****THIS INSTRUMENT PREPARED BY PETER E. LANE, A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT TAXES, IF ANY, TO BE PAID BY THE CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF CLOSING PROCEEDS.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____
 All or a portion of the property herein conveyed ____ includes XX or does not include the primary residence of a Grantor.

Page 1 of 2

Exhibit "A" Description of Property

PARCEL ONE:

Situate, lying and being in Duncan Creek Township, Rutherford County, North Carolina, and being the same and identical property described in Deed recorded in Deed Book 869, Page 433, Rutherford County Registry (See Also Deeds recorded in Deed Book 950, Page 254 and Deed Book 995, Page 829, Rutherford County Registry), and being described according to said Deed as follows:

Said tract lying east of Hinton Creek Road, State Road 1753, Tax Map Reference 177-1-18 and being a portion of that same property described in Deed 612, Page 17, Rutherford County Registry and being more particularly described by Map and Survey of Bankhead Surveying, PA entitled "Survey for E. Stephen Stroud" dated January 17, 2005 as follows:

Beginning at an iron pin, said iron pin lying in the centerline of State Road 1753 located North 45 degrees 36 minutes 59 seconds West 54.41 feet from the Northeast end of a road culvert, said beginning point being the Northwesternmost point of the subject tract and marking a common corner with McElwain (844/242) and thence from said beginning point with McElwain North 55 degrees 46 minutes 04 seconds East 301.08 feet to a nail in Maple Tree Root (rebar as witness beside nail) marking a common corner with McElwain (803/272) and crossing a rebar in said line at 28.59 feet in the line; thence continuing with McElwain North 82 degrees 30 minutes 14 seconds East 529.97 feet to a metal fence post marking a common corner with Stroud; thence with Stroud South 25 degrees 42 minutes 24 seconds East 105.40 feet to a common corner with E. Stephen Stroud; thence with Stroud South 25 degrees 42 minutes 24 seconds East 131.83 feet to a metal fence post; thence continuing with Stroud South 10 degrees 02 minutes 24 seconds East 243.65 feet to a metal fence post marking a common corner with Campbell and Clary; thence with Campbell and Clary South 78 degrees 00 minutes 00 seconds West 785.25 feet to a railroad spike in the centerline of State Road 1753 located South 51 degrees 47 minutes 57 seconds West 15.00 feet from the northeast end of a road culvert; thence with the centerline of State Road 1753 North 19 minutes 50 minutes 54 seconds West 276.38 feet to a point in the centerline; thence continuing North 24 degrees 12 minutes 31 seconds West 99.00 feet to a point in the centerline of said roadway; thence continuing North 31 degrees 26 minutes 19 seconds West 33.01 feet to the point and place of BEGINNING containing 9.004 acres more or less.

PARCEL TWO:

Situate, lying and being in Duncan Creek Township, Rutherford County North Carolina and being the same property described in Deed recorded in Deed Book 357 Page 725, Rutherford County Registry (See also deeds recorded in Deed Book 409, Page 72 and Deed Book 995, Page 829, Rutherford County Registry), the property herein conveyed being described according to a survey dated December 30, 1995 bearing Map #: 16655 B and prepared by Nathan Odom, RLS of Professional Surveying Services as follows:

BEGINNING at a point located in the centerline of Hinton Creek, said point being a southeastern corner of the property of John B. Stroud and wife, Lillian M. Stroud (now or formally) as described in deed recorded in Deed Book 263, Page 478, Rutherford County Registry and running thence from said beginning point and with the southern boundary of the referenced Stroud property South 72 degrees 15 minutes 58 seconds West 1642.58 feet to an existing iron located in the eastern boundary of the property of Marvin T. McElwain and wife, Lauretta McElwain (formally and now Parcel One above) as described in Deed recorded in Deed Book 652 Page 177, Rutherford County Registry; thence running with the eastern boundary of the said McElwain property South 27 degrees 32 minutes 09 seconds East 131.82

feet to an existing iron and South 11 degrees 51 minutes 00 seconds East 243.60 feet to an existing iron located in the southeastern corner of the said McElwain property (and now Parcel One above) and the northeastern corner of the property of James B. Campbell (now or formerly) as described in Deed recorded in Deed Book 276, Page 225, Rutherford County Registry; thence running with the eastern boundary of the said Campbell property South 07 degrees 28 minutes 17 seconds West 429.00 feet to a new iron set in old roadbed on east side of fence and South 02 degrees 28 minutes 17 seconds West 627.00 feet to a point located within the margin of State Road 1753 (Hinton Creek Road) south of its intersection with State Road 1754 (Irvin Road); thence running generally parallel with the eastern margin of Hinton Creek Road and continuing with the eastern boundary of the said Campbell property South 24 degrees 31 minutes 43 seconds East 627.00 feet to a new iron pin; thence leaving the margin of Hinton Creek Road and continuing with the eastern boundary of the said Campbell property South 38 degrees 19 minutes 54 seconds East 307.56 feet, North 56 degrees 46 minutes 57 seconds East 33.00 feet to a new iron pin, South 52 degrees 13 minutes 03 seconds East 66.00 feet to a new iron pin, South 34 degrees 26 minutes 49 seconds East 150.83 feet to a new iron pin and South 34 degrees 26 minutes 49 seconds East 40.00 feet to a point located in the centerline of Hinton Creek; thence running up the centerline of Hinton Creek generally as it meanders along the following calls: North 49 degrees 52 minutes 34 seconds East 42.15 feet, North 69 degrees 27 minutes 51 seconds East 169.46 feet, North 49 degrees 12 minutes 41 seconds East 145.02 feet, North 85 degrees 10 minutes 11 seconds East 82.60 feet, North 33 degrees 58 minutes 52 seconds East 64.24 feet, North 15 degrees 23 minutes 20 seconds East 61.40 feet, North 30 degrees 21 minutes 13 seconds East 136.37 feet, South 81 degrees 14 minutes 25 seconds East 84.04 feet, North 59 degrees 29 minutes 58 seconds East 33.80 feet, North 37 degrees 58 minutes 54 seconds West 86.74 feet, North 48 degrees 55 minutes 10 seconds East 70.99 feet, South 81 degrees 56 minutes 53 seconds East 45.69 feet, North 04 degrees 46 minutes 38 seconds West 123.10 feet, North 10 degrees 16 minutes 37 seconds East 106.25 feet, North 53 degrees 26 minutes 06 seconds East 100.85, North 02 degrees 50 minutes 41 seconds West 96.77 feet, North 06 degrees 48 minutes 41 seconds East 132.25 feet, North 01 degrees 07 minutes 05 seconds West 126.18 feet, North 09 degrees 29 minutes 54 seconds East 117.22 feet, North 00 degrees 01 minutes 52 seconds West 107.13 feet, North 32 degrees 31 minutes 38 seconds East 67.05 feet, North 03 degrees 21 minutes 05 seconds East 173.89 feet, North 18 degrees 01 minutes 36 seconds East 107.39 feet, North 57 degrees 15 minutes 33 seconds East 67.58 feet, North 06 degrees 18 minutes 21 seconds East 211.19 feet, North 44 degrees 04 minutes 56 seconds East 54.06 feet, North 15 degrees 02 minutes 05 seconds East 163.36 feet, North 41 degrees 56 minutes 52 seconds East 63.50 feet, North 35 degrees 06 minutes 38 seconds West 86.56 feet, North 22 degrees 22 minutes 48 seconds West 106.10 feet, North 25 degrees 16 minutes 56 seconds West 112.61 feet, North 12 degrees 20 minutes 41 seconds West 160.60 feet, North 02 degrees 10 minutes 37 seconds West 68.36 feet, North 24 degrees 51 minutes 28 seconds East 99.68 feet, North 17 degrees 42 minutes 07 seconds West 99.00 to a point located in a southeastern corner of the property of John B. Stroud and wife, Lillian M. Stroud (now or formally), the BEGINNING point and containing 77.59 acres according to said survey.

SAVE AND EXCEPT, HOWEVER, from the above described Parcel Two all of that 23.04 acres tract shown and described on that Plat recorded in Plat Book 42, Page 186, Rutherford County Registry.

(Crosson, Christopher 16604)

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, other than the following exceptions:

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

Stroud Legacy Holdings, LLC (SEAL)
a North Carolina Limited Liability Company
(Entity Name)

Print/Type Name: _____ (SEAL)

By: E. Stephen Stroud
Print/Type Name & Title: E. Stephen Stroud, Member/ Sole Manager

Print/Type Name: _____ (SEAL)

By: _____
Print/Type Name & Title: _____

Print/Type Name: _____ (SEAL)

By: _____
Print/Type Name & Title: _____

Print/Type Name: _____ (SEAL)

SEAL-STAMP

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City and State aforesaid, certify that _____

personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 2021.
My Commission Expires: _____

Notary Public
Notary's Printed or Typed Name

(Affix Seal)

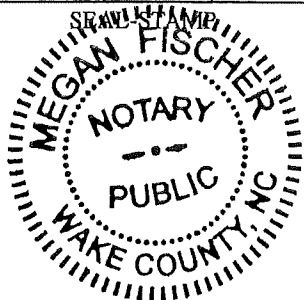
SEAL-STAMP

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City and State aforesaid, certify that _____

- personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 2021.
My Commission Expires: _____

Notary Public
Notary's Printed or Typed Name

(Affix Seal)



State of North Carolina - County or City of * Wake
I, the undersigned Notary Public of the County or City and State aforesaid, certify that E. Stephen Stroud

- personally appeared before me this day and acknowledged that he is the Member/Sole Manager of Stroud Legacy Holdings, LLC a North Carolina or _____ limited liability company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this 2 day of June, 2021.
My Commission Expires: 2/4/26

Megan Fischer
Megan Fischer Notary Public
Notary's Printed or Typed Name

(Affix Seal)