

FILED	Aug 18, 2022
AT	10:14:00 AM
BOOK	03763
START PAGE	1058
END PAGE	1061
INSTRUMENT #	18216
EXCISE TAX	\$400.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$400.00

Parcel Identifier No. 370017110536 Verified by _____ County on the _____ day of _____, 20_____
By: _____

Mail/Box to: Anthony and Angela Johnson, 1128 Mayfield Circle, COnover, NC 28613This instrument was prepared by: Taylor Law Office, PC, 419 2nd Street NW, Hickory, NC 28601Brief description for the Index: 2 tracts, Pittstown Road, Hickory TownshipTHIS DEED made this 18 day of August, 2022, by and between

GRANTOR	GRANTEE
Ronald Vance Herman and wife, Sandra Powell Herman 1185 Sain Road Hickory, NC 28602	Anthony W Johnson and wife, Angela R Johnson 1128 Mayfield Circle Conover, NC 28613

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 Hickory Township, Catawba County, North Carolina and more particularly described as follows:

See Exhibit A attached.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2743 page 1971.

All or a portion of the property herein conveyed _____ includes or _____ does not include the primary residence of a Grantor.

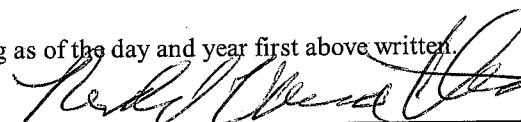
A map showing the above described property is recorded in Plat Book 26 page 173.

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.

3763-1059
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:

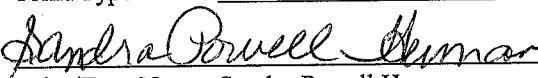
1. Ad Valorem taxes for this year and subsequent years.
2. Easements, rights-of-way, restrictions, mineral rights and any other matters of record.

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



(SEAL)

Print/Type Name: Ronald Vance Herman



(SEAL)

Print/Type Name: Sandra Powell Herman

By: _____

Print/Type Name & Title: _____

By: _____

Print/Type Name & Title: _____

(SEAL)

Print/Type Name: _____

By: _____

Print/Type Name & Title: _____

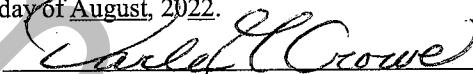
(SEAL)

Print/Type Name: _____

State of North Carolina - County of Catawba

I, the undersigned Notary Public of the County and State aforesaid, certify that Ronald Vance Herman and Sandra Powell Herman 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 18th day of August, 2022.

My Commission Expires: 11/15/23



Notary Public

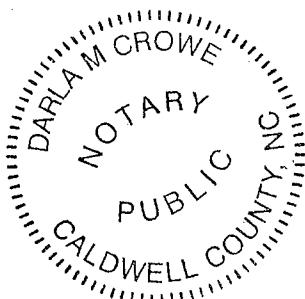


Exhibit A

A certain tract or parcel of land located in Hickory Township, Catawba County, North Carolina, and more particularly described as follows:

TRACT ONE:

BEGINNING at an iron pin located in the northern line of the right of way of State Road No. 1131, said beginning corner being the southeast corner of William E. Baird; and running thence with the northern margin of the right of way of said road, South 69° 39' East 554.21 feet to an iron pin in said right of way, a new corner; thence North 22° 21' East 512.91 feet to an iron pin, a new line to a new corner which is on the west side of a 45-foot street right of way; thence North 48° 35' East 379.87 feet to a iron pin in the northern margin of a Duke Power right of way, said line being the eastern margin of a 45-foot street private road right of way; thence North 37° 55' West for 31.21 feet to an iron pin; thence North 33° 33' West for 1,124 feet to an iron pin; thence South 17° 00' West for 984.53 feet to an iron pin in the eastern line of William E. Baird; thence South 7° 21' West for 557.44 feet to an iron pin in the northern margin of the right of way of State Road No. 1131, the point of BEGINNING, and containing 20.37 acres and being Tract No. 2 as shown on that certain plat recorded in the office of the Register of Deeds of Catawba County in Plat Book 26 at Page 173.

This property is subject to a Duke Power right of way easement 270 feet wide as shown on said plat.

LESS AND EXCEPTED is Lot 2-A, consisting of 0.900 acres, as shown on a plat recorded in Plat Book 61 at Page 183, Catawba County Registry.

TRACT TWO:

BEGINNING at an iron pin located in the northern line of the right of way of State Road No. 1131, said corner being the southeastern corner of RONALD VANCE HERMAN property, and running thence with the northern margin of the right of way of State Road No. 1131, South 69 degrees 39' East 45.03 feet to another pin in the northern line of said right of way, State Road No. 1131, a new corner; thence running North 22 degrees 21' East 371.0 feet to an iron pin at the northwestern corner of LEE ROY PITTS, JR. property, and thence continuing North 22 degrees 21' East 129.82 feet to another iron pin, and thence running North 48 degrees 35' East 366.66 feet to an iron pin in the northern margin of a Duke Power right of way, a new corner, thence running North 37 degrees 55' West 45.10 feet to another iron pin in the northern margin of a Duke Power right of way, a new corner, thence running South 48 degrees 35' West 379.87 feet to an iron pin, thence running South 22 degrees 21' West 512.91 feet to the point of BEGINNING.

This conveyance is made subject to the right of Thomas Nelson Icard, Jr. to use this 45-foot wide right of way for the purpose of ingress, egress, and regress to that tract of land set forth in that Deed to Thomas Nelson Icard, Jr. recorded in Book 1737 at Page 883, Catawba County Registry.

The above description is taken from a plat entitled "Minor Subdivision, Property of J.D. Pitts Estate – Pittstown Road, Hickory Township, Catawba County, North Carolina" prepared by James D. Ferguson, Registered Surveyor, dated January 17, 1990, said being recorded in Plat Book 26 at Page 173, Catawba County Registry, to which reference is hereby made for particularity of description.

Address: Pittstown Road, Hickory, NC 28602

Parcel ID: 370017110536

WEB