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04/07/2015 02:28:07 PM 1/3

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$870.00

RC

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax \$ 870.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 9821-51-1593

KPC

Mail after recording to: Grantee

This instrument was prepared by: Steven Kent Taylor, a licensed North Carolina Attorney, this instrument prepared without benefit of title examination. Delinquent taxes if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

THIS DEED made this 30 day of March, 2015 by and between

GRANTOR

**Clem Laster Johnson and Agatha Russell Johnson,
Trustees of the Clem Laster Johnson and Agatha Russell Johnson
Irrevocable Trust uad June 6, 2014
1827 Bethany Drive
Graham, NC 27253**

GRANTEE

**Breezy Cat Farm, Inc.
PO Box 1411
Hillsborough, NC 27278**

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 and more particularly described as follows:

A certain tract or parcel of land in Bingham Township, Orange County, N.C., and described as follows:

Submitted electronically by "Bagwell Holt Smith PA-CC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.

BEGINNING at the Northwest corner of the Foust land in the center of the old private road leading to old J. S. McDaniel Homeplace, as shown on plat hereinafter referred to, running thence with the center of said old road and the East line of another tract of Foust land North 21° East 417 feet to a stake; thence continuing with the center of said old road North 14° East 360 feet to an iron stake, the Southeast corner of the George Lasley property as shown on said plat; thence with the East line of George Lasley North 2° 30' West 210 feet to an iron stake; thence continuing with Lasley's East line North 8° West 561 feet to a poplar; and thence North 14° 30' West 495 feet to a stake and rock; and North 2° 30' West 361 feet to an iron stake in said Lasley's East line; thence continuing with said Lasley's Southeast line South 64° East 62 feet to an iron stake; and North 40° East 1575 feet to an iron stake in the line of Ralph Morrow; thence with said Morrow's line and crossing the branch South 88° 30' East 153 feet to a stake in the West line of the Nicks Heirs property; thence with said Nicks Heirs property and with the Perry Land South 2° 30' West 475 feet to a stake in the branch; thence down the branch with the West line of the Perry land South 12° East 200 feet; South 32° East 176 feet; South 5° East 225 feet; South 11° West 90 feet; South 52° East 235 feet; South 32° East 200 feet and South 22° East 1220 feet to an iron stake, the Northeast corner of the Foust land; thence with the North line of the Foust land North 85° West 627 feet to a stake; and thence South 47° 15' West 1485 feet to the place or point of beginning, containing 92 acres, more or less, as shown n plat of the Property of Jim McIver surveyed and platted September 1, 1958, by J. Ralph Weaver, Registered Surveyor; and being part of the property inherited by Nettie McDaniel Dodson from her father J. S. McDaniel, by Will dated February 6, 1918, and recorded in the office of the Clerk of the Superior Court of Orange County in Will Book J, page 41; and being part of the same property inherited by the said J. S. McDaniel from his father, Henry McDaniel. THERE IS EXCEPTED from the above described tract of land the one-half acres lot described in Deed dated November 21, 1958, from James W. McIver to Samuel N. Lasley and Gilmer W. Lasley, recorded in Deed Book 169, page 357, Orange County Registry.

Parcel ID #: 9821-51-1593

 If initialed, the property includes the primary residence of at least one of the Grantors.
(NC GS § 105-317.2)

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:

1. Ad Valorem taxes for 2015 and subsequent years.
2. Easements, Rights of Way, Restrictions, Mineral Rights and any other matters of record.

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 officer(s), the day and year first above written.



(ENTITY NAME)

Clem Laster Johnson (SEAL)
CLEM LASTER JOHNSON

By: _____
Title: _____

Agatha Russell Johnson (SEAL)
AGATHA RUSSELL JOHNSON

STATE OF N. Carolina

COUNTY OF Alamance

I, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: CLEM LASTER JOHNSON and AGATHA RUSSELL JOHNSON, Trustee(s) and Grantor(s). Witness my hand and official stamp or seal, this the 30 day of March, 2015.

My Commission Expires: 2-9-2019

Janet S. McIntosh
Notary Public

Print Notary Name: Janet S. McIntosh

Janet S. McIntosh
NOTARY PUBLIC
Orange County, North Carolina
My Commission Expires February 9, 2019

