

This certifies that there are no delinquent ad valorem,  
Taxes, or other taxes which the Burke County Tax  
Collector is charged with collecting, that are a lien on:  
Parcel identification number: 2723611317  
This is not a certification that Burke County  
Parcel Identification Number Matches this deed  
Description.

DANIEL ISENHOUR  
TAX COLLECTOR

CS  
CLERK

Date: 10/08/2021

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 260.00

Parcel Identifier No. 2723611317 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Susan L. Haire, The Starnes Aycock Law Firm, 118 N. Sterling Street, Morganton, NC 28655

This instrument was prepared by: The Starnes Aycock Law Firm, 118 N. Sterling Street, Morganton, NC 28655

Brief description for the Index: MHP 3686 COOK ROAD

THIS DEED made this 8th day of October, 2021, by and between

GRANTOR  
Gary Arthur Carswell and wife, Jani Carswell  
Gary Allen Carswell and wife,  
Michelle C. Carswell  
5876 Chapman Drive  
Morganton, NC 28655

GRANTEE  
Saul Cooper and wife,  
Ashley Cooper  
15470 Spotswood Trail  
Ruckersville, VA 22968

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 \_\_\_\_\_, \_\_\_\_\_ Drexel \_\_\_\_\_ Township, \_\_\_\_\_ Burke \_\_\_\_\_ County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2076 page 357.  
All or a portion of the property herein conveyed    includes or X does not include the primary residence of a Grantor.

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.

\_\_\_\_\_  
(Entity Name)

By: \_\_\_\_\_

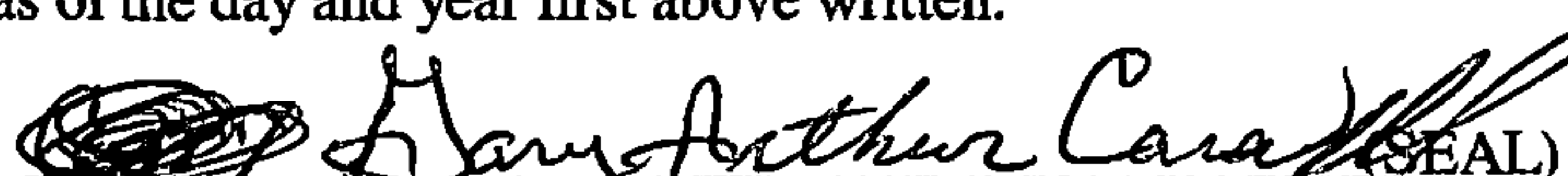
Print/Type Name & Title: \_\_\_\_\_

By: \_\_\_\_\_

Print/Type Name & Title: \_\_\_\_\_

By: \_\_\_\_\_

Print/Type Name & Title: \_\_\_\_\_

 (SEAL)

Print/Type Name: Gary Arthur Carswell

 (SEAL)

Print/Type Name: Jani Carswell

 (SEAL)

Print/Type Name: Gary Allen Carswell

 (SEAL)

Print/Type Name: Michelle C. Carswell

State of North Carolina - County or City of Burke

I, the undersigned Notary Public of the County or City of Burke and State aforesaid, certify that  
Gary Arthur Carswell and wife, Jani Carswell 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 8th day of  
October 2021.

My Commission Expires: March 5, 2026

(Affix Seal) PUBLIC

  
Angelia D. Bedford Notary Public

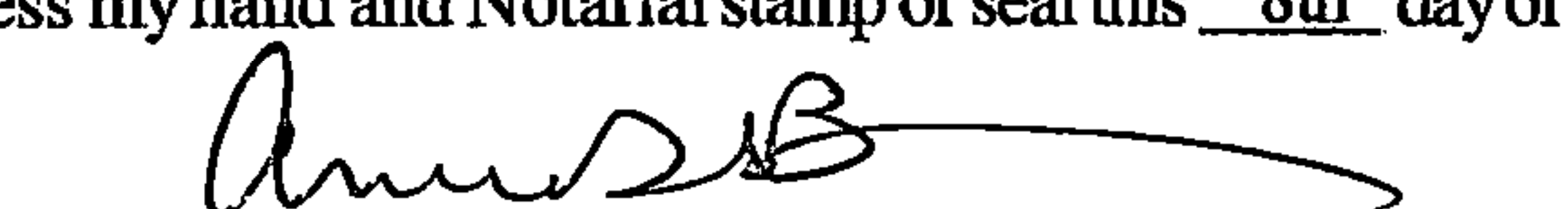
Notary's Printed or Typed Name

State of North Carolina - County or City of Burke

I, the undersigned Notary Public of the County or City of Burke and State aforesaid, certify that  
Gary Allen Carswell and wife, Michelle C. Carswell 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 8th day of  
October 2021.

My Commission Expires: March 5, 2026

(Affix Seal) PUBLIC

  
Angelia D. Bedford Notary Public

Notary's Printed or Typed Name

State of North Carolina - County or City of                     

I, the undersigned Notary Public of the County or City of                      and State aforesaid, certify that  
                     personally came before me this day and acknowledged that  
he is the                      of                     , a North Carolina or  
                     corporation/limited liability company/general partnership/limited partnership (strike through the  
inapplicable), 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            day of                     , 20          .

My Commission Expires:                     

(Affix Seal)

                     Notary Public

Notary's Printed or Typed Name

ATTACHMENT – EXHIBIT “A”  
Property Description for  
SAUL COOPER and wife, ASHLEY COOPER  
3686 Cook Road W, Valdese, NC 28690

BEGINNING on a point in the center of an asphalt drive, a common corner of the properties of Carl R. and Barbara A. Campbell (Book 621, page 177), and the property of Roy T. Waters, Jr. and Linda M. Waters (Book 852, page 1428), said BEGINNING point being located South 47° 05' 49" West 39.02 feet from a point in the center of Cook Road (SR 1721) at its intersection with the asphalt drive, said point being located South 27° 59' 53" East 1132.52 feet from a point in the centerline of Drexel Road (NC 114) at its intersection with Cook Road (SR 1721), and running from said BEGINNING point with the property of Roy T. Waters, Jr. and Linda M. Waters (Book 852, page 1428) the following two (2) courses and distances: (1) South 01° 33' 13" West 38.65 feet to an iron pipe, the old corner of Tract 2 as described in Book 752, page 1800, of the Burke County Registry; and (2) South 02° 11' 49" West 264.76 feet to an iron pipe in a fence line, a common corner with the property of Roy T. Waters, Jr. and Linda M. Waters (Book 852, page 1428), said point being located south 84° 31' 38" West 5.04 feet from a point which is located South 84° 31' 38" West 118.93 feet from an iron pipe which is located South 19° 41' 33" West 124.21 feet from an iron pipe located on the southern side of Cook Road (SR 1721); thence with the northern margin of Interstate 40 and a fence line the following two (2) courses and distances: (1) South 83° 58' 19" West 180.61 feet from an iron pipe; and (2) South 80° 59' 22" West 207.57 feet to an iron pipe in the northern right of way margin of Interstate 40, a common corner with the property of Carl D. and Rochelle McLean (Book 754, page 755); thence with the property of Carl D. and Rochelle McLean (Book 754, page 755) the following two (2) courses and distances: (1) North 18° 41' 30" West 59.43 feet to a point in the centerline of an existing 10 foot gravel drive; and (2) North 18° 41' 30" West 176.23 feet to an iron pipe, corner with the property of Carl D. and Rochelle McLean (Book 754, page 755), said corner being located North 72° 43' 11" East 185.37 feet from the northwest corner of the Carl D. and Rochelle McLean property as described in Book 754, page 755, and the common corner of Carl R. and Barbara A. Campbell (Book 752, page 1801); thence with the property of Carl R. and Barbara A. Campbell (Book 752, page 1801) the following two (2) courses and distances: (1) North 72° 42' 22" East 53.18 feet to an iron pipe; and (2) North 72° 43' 44" East 79.06 feet to an iron pipe, a common corner of the properties of Carl R. and Barbara A. Campbell (Book 752, page 1801) and Carl R. and Barbara A. Campbell (Book 621, page 177) the following three (3) courses and distances: (1) South 81° 21' 33" East 137.21 feet to an iron pipe; (2) North 70° 24' 47" East 151.92 feet to a point in the centerline of an asphalt drive; and (3) with the centerline of the asphalt drive North 46° 59' 10" East 90.66 feet to the point of BEGINNING, and containing 2.367 acres, more or less (by coordinates), as shown on survey captioned, "Survey of Property for: Claude E. & Shirley L. Whitt," prepared by Causby Surveying, dated July 19, 2000.

TOGETHER WITH AND SUBJECT TO a right of way for the existing gravel drive as shown on survey and is more particularly described in that deed recorded in Book 2076, page 357, Burke County Registry.

SUBJECT ALSO to right of way described in Book 730, page 1318 and 1320, of the Burke County Registry.

BACK REFERENCE: Book 2076, page 357, Burke County Registry. See also Book 1374, page 776, Burke County Registry.

Tax PIN: 2723611317  
REID: 11615