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2017-001398 B: 1736 P: 0008
02/10/2017 10:14:42 AM Total Pages: 4 Fees: 26.00
Betsy S. Harnage, Register of Deeds, Cleveland County, NC

Parcel Identifier No. _____

DEED PREPARATION ONLY
NO TITLE SEARCH

Brief Description for the index Williamson Road, Shelby NC

NORTH CAROLINA SPECIAL WARRANTY DEED

GRANTOR

GRANTEE

Trustees of the James and Jean Wilson Trust
Dated September 9, 2016
1315 Tara Court
Tehachapi, CA 93561

Enter in appropriate block for each party: name, 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 or parcel of land situated in the **Cleveland** County, North Carolina and more particularly described as follows:

See Exhibit A" attached hereto and
Incorporated herein by reference

NOTE: THIS FORM CONTAINS REVISIONS WHICH ARE DIFFERENT FROM THE PROVISIONS OF THE OFFICIAL FORM PROMULGATED BY THE NORTH CAROLINA BAR ASSOCIATION AND SHOULD BE CAREFULLY REVIEWED PRIOR TO EXECUTION.

NS OF THE OFFICIAL FORM PROMULGATED BY
TO EXECUTION

INTERNET COPY
The property hereinabove described was acquired by Grantor by instrument recorded in Book 1259, Page 0116.

A map showing the above described property is recorded in Book _____, Page _____.

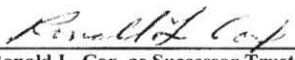
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor 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.

INTERNET COPY
Title to the property hereinabove described is subject to the following exceptions:
Easements, rights of way and restrictions of record, if any.

The above described property _____ does ☒ does not include the primary residence of the Grantor/s.

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, the day and year first above written.

USE BLUE INK ONLY


Ronald L. Cox, as Successor Trustee of the
Martha K. Sumner Revocable
Living Trust dated September 10, 1999

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STATE OF Arizona
COUNTY OF: Pima

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **Ronald L. Cox, as Successor Trustee of the Martha K. Sumner Revocable Living Trust dated September 10, 1999.**

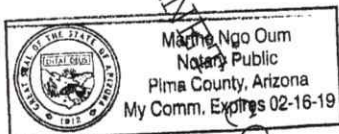
Witness my hand and official stamp or seal, this the 03rd day of February, 2017.

My commission expires:

02-16-

Notary Public

Print Notary Name: Martha Ngo Oum



F:\Real Estate - Non-Closing Files\Clients\Sumner Special Warranty Deed.doc

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Exhibit "A"

Lying and being about 5 miles Northwest of Shelby, NC, and on the both sides of Highway #1346, Number 7 Township, Cleveland County plat of which is of record in Book of Plats 15, Page 37 of the Cleveland County Registry, and described as follows:

BEGINNING at a point in center of Highway #1346, under a culvert in Champion Branch, same being the common corner of Bill Cabiness and Jesse C. Huntsinger; and runs with the center of Highway #1346, the following calls and distances: South 77 East 120 feet to an iron; South 61-40 East 268 feet to an iron pin; South 59-25 East 300 feet to an iron pin; South 61-40 East 100 feet to a pin, same being the Southwest corner of Elizabeth Richards home lot; and south 63 East 225 feet to an iron pin, same being the Southeast corner of Elizabeth Richards home lot; thence leaving Highway #1346 and with Richards line, North 6-30 East 242 feet to an iron stake, Richard's Northeast corner; thence with another of Richard's line, North 62-30 West 220 feet to an iron stake, same being Richard's Northwest corner in Raye W. Ruppe's line; thence North 5-00 East 467 feet to an iron stake same being Ruppe's Northeast corner in Jesse C. Huntsinger line; thence the following South 79 East 247.5 feet to an iron stake; and North 23-40 East 93 feet to an iron stake, new corner in Huntsinger's line; thence the following calls and distances through property of the Estates Lyda Poston and J. F. Williamson; South 72-20 East 313 feet to an iron pin in edge of a lake; thence South 72-20 East through the lake, 304 feet to an iron pin in edge of lake and branch; thence South 16-21 West crossing Highway #1346, 1388 feet to an iron pin; and South 87-05 West 2173 feet to an iron stake, same being corner of Charlie Elder; thence with Elder's line, North 4-24 East 785.0 feet to a stone pile, Elders corner and Bill Cabaniss corner; thence with Cabaniss line the following calls and distances; North 6-20 East 740.5 feet to an iron stake his corner; and North 79-30 East 810 feet to the **BEGINNING**, containing 62.47 acres, more or less, according to a survey of J.D. Turner, Registered Surveyor, made August 15, 1978.

Title Reference: See Deed recorded Book 1259, Page 0116, Cleveland County Registry.