

10. 5217 Issued Sep 18 2003 \$15.00 McDowell State of North Carolina County Real Estate Excise Tax

FILED in McDowell County, NC on Sep 18 2003 at 09:50:35 AM by: PATRICIA A. REEL Register of Deeds BOOK 750 PAGE 411

Coats

Excise NORTH CAROLINA GENERAL WARRANTY DEED \$15.00

Mail after recording to: Donald Fred Coats, 25 W. Henderson St., Marion, NC 28752.

This instrument prepared by: Donald Fred Coats, 25 W. Henderson Street, Marion, NC 28752.

STATE OF NORTH CAROLINA, COUNTY OF MCDOWELL

THIS DEED made this 11th day of August, 2003, by and between HERBERT MCKINNEY and wife, EMMA MCKINNEY, GRANTOR and COUNTY OF MCDOWELL, GRANTEE.

This designation of 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 and in consideration of the sum of seven thousand five hundred (\$7,500.00) Dollars and other good and valuable considerations to him in hand paid by the Grantee, the receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell, convey and confirm unto the Grantee, his heirs and /or successors and assigns, all that certain lot or parcel of land situated in McDowell Township, McDowell County, North Carolina and more particularly described as follows:

BEGINNING on a stake in Matilda Avenue; the said stake being located at the Northwest corner of the lot described in a deed dated November 15th, 1945, executed by G.H. Ross and wife, to Charles Hawkins and wife, and recorded in the Office of the Register of Deeds for McDowell County, North Carolina, in Deed Book 95, at page 604, and runs S 47 W with Matilda Avenue 64 feet to a stake; thence S 43 E 138 feet to a stake in the old Finley line or the Beaman line (the old Finley line and the Beaman line being the same line); thence with the said old Finley or Beaman line N 4 E 70 feet to a stake; thence N 33 W 98 feet to the Beginning, let the same contain what it may, and being the same tract of land described in a deed from William Kelly, a single man, to Oliver McKinney and wife, Mollie McKinney, dated June 21st, 1952, and recorded in Deed Book 119, at page 397, of McDowell County Deed Records.



APPROVED TO RECORD TAX DEPARTMENT 08 9/16/03

AND BEING the same tract of land described in a deed from Herbert C. McKinney to Herbert C. McKinney and wife, Emma M. McKinney recorded December 28, 1994, and recorded in Deed Book 484 at Page 258 of the McDowell County Deed Registry.

TO HAVE AND TO HOLD the above described premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto the Grantee, his heirs and/or successors and assigns forever.

And the Grantor covenants that he is seized of said premises in fee, and he has the right to convey the same in fee simple; that said premises are free from encumbrances (with the exceptions above stated, if any); and that he will warrant and defend the said title against the lawful claims of all persons whomsoever. Title to the property hereinabove described is subject to the following exceptions: NONE

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

X Herbert M. McKinney (SEAL)

X Emma M. McKinney (SEAL)
Emma McKinney

STATE OF NORTH CAROLINA
COUNTY OF MCDOWELL

I, DONALD FRED COATS, a Notary Public for the County and State aforesaid, certify that HERBERT MCKINNEY AND WIFE EMMA MCKINNEY personally appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and seal this 17th day of August, 2003.



Donald Fred Coats
Notary Public

My Commission Expires: 1-29-06

State of North Carolina County of McDowell

The foregoing Certificate(s) of Donald Fred Coats _____ Notary(ies) Public

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof,

By Patricia A. Reel REGISTER OF DEEDS FOR McDOWELL COUNTY
Jonia R. Demptor Deputy / Assistant - Register of Deeds.