



DAVIDSON COUNTY TAX CERTIFICATION

Property Taxes Paid Through: 2019
By: D. Young
Date: 9/29/2020



202000021120

DAVIDSON CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
09-29-2020 10:47:53 AM

MICHAEL HORNE
REGISTER OF DEEDS
BY: NATASHA MCKENZIE
DEPUTY

BK: DE 2431

PG: 2126-2128

North Carolina General Warranty Deed

Excise Tax -0-

Do NOT write above this line.

Recording: Time, Book and Page

This instrument prepared by: William B. Mills, Attorney, Thomasville, NC With/No Title Exam No

Brief description for the Index 1.95 Acres

This Deed made this 23rd day of September, 2020, by and between Grantor and Grantee:

Enter in appropriate block for each party: Name, address, county, state and if appropriate entity (i.e. corporation, partnership). The designation Grantor and Grantee as used herein shall include all parties, their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

Grantor:

Wade Sheet Metal Corporation

Grantee:

Charles Thomas Wade
James Leon Wade

Transfer of Ownership: Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, conveys to Grantee in fee simple, the Property described below:

Property: City of Thomasville

Township of Thomasville, County of Davidson, North Carolina.

This property was acquired by Grantor by an instrument recorded in Book 714, Page 1362, County.

A map showing the property is recorded in Plat Book _____, Page _____, County.

The legal description of the Property is:

See description attached hereto, marked Schedule A and made a part hereof and incorporated herein.

Continued on Page 2

After recording mail to:
Charles Thomas Wade
1381 Johnstontown Road
Thomasville, NC 27360

Tax Lot No. _____
Parcel Identifier No. 16-312-0-000-0073-B
Verified By _____ County,
on the _____ day of _____, 20____.
By _____

Continued from Page 1

The within described property is occupied by grantees herein. Grantor herein is in the process of dissolving its corporate charter in faovr of being owned and occupied of grantees herein. On the date if this deed, Grantor was and is in a Current Active Status.

TO HAVE AND TO HOLD the said Property and all privileges and appurtenances (rights) belonging to Grantee, in fee simple.

Promises by Grantor: Grantor promises (covenants) with Grantee, that Grantor has title to the Property in fee simple; has the right to convey the title in fee simple; that the title is marketable and free and clear of all liens and encumbrances (i.e. mortgages and judgements), and Grantor will warrant and defend the title against the lawful claims of all persons, except for the following exceptions:

This conveyance is made subject to all applicable right-of-ways, easements and restrictions of record or visible upon the premises, if any.

Signatures: Grantor has duly executed the foregoing instrument, as of the day and year first written above.

Entity Individual
Name: Wade Sheet Metal Corporation (Seal)
By: Charles T. Wade (Seal)
Title: President (Seal)
By: James L. Wade (Seal)
Title: Secretary (Seal)
By: (Seal)
Title: (Seal)

SEAL-STAMP

USE BLACK INK ONLY

INDIVIDUAL

STATE OF North Carolina COUNTY OF Randolph
I, Megan Taylor Griffin, a Notary Public for said County and State, do hereby certify that
Grantor, personally came before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official stamp or seal, this 23rd day of September, 2020.
My Commission Expires: 11/7/2023 Notary Public

SEAL-STAMP

USE BLACK INK ONLY

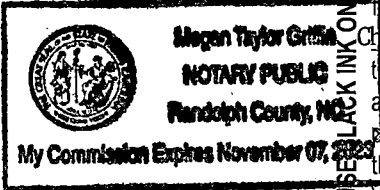
INDIVIDUAL

STATE OF North Carolina COUNTY OF Randolph
I, Megan Taylor Griffin, a Notary Public for said County and State, do hereby certify that
Grantor, personally came before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official stamp or seal, this 23rd day of September, 2020.
My Commission Expires: 11/7/2023 Notary Public

SEAL-STAMP

USE BLACK INK ONLY

ENTITY: Corporation, Limited Liability Company, General Partnership, or Limited Partnership
STATE OF North Carolina COUNTY OF Randolph
Megan Taylor Griffin a Notary Public of the County and State aforesaid, certify that
Charles T. Wade and James L. Wade personally came before me this day and acknowledged
that they are President and Secretary of Wade Sheet Metal Corporation
a North Carolina Corporation / ~~limited liability company~~ / ~~general
partnership~~ / ~~limited partnership~~ (strike through the inapplicable) and that by authority duly given and as an act of
the Entity, has signed the foregoing instrument in its name and on its behalf as its act and deed.
Witness my hand and official stamp or seal, this 23rd day of September, 2020.
My Commission Expires: 11/7/2023 Megan Taylor Griffin Notary Public



The foregoing Certificate(s) of

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.

- REGISTER OF DEEDS FOR COUNTY

By Deputy/Assistant - Register of Deeds

SCHEDULE "A"

BEGINNING at an existing concrete monument in the western right-of-way of Griclar Street, said Beginning point being the northeast corner of the property now or previously owned by James Realty Company and being the southeast corner of the property herein described; and running thence from said Beginning point along the northern property line of the property now or previously owned by James Realty Company North 79 degrees 39 minutes 11 seconds West 351.34 feet to a new iron pipe; thence North 04 degrees 23 minutes 27 seconds West 176.0 feet to a new iron pipe; thence North 80 degrees 30 minutes 56 seconds East 372.33 feet to an existing iron pipe in the western right-of-way of Griclar Street; thence along the right-of-way of Griclar Street South 01 degrees 33 minutes 13 seconds West 300.84 feet to the point and place of BEGINNING, and containing 1.945 acres, more or less, and being designated Lot No. 2 on a survey by Davis-Martin-Powell & Associates, Inc. dated August 25, 1988, designated Job No. S-28181 and entitled "Property of Jim Paschal & Associates and Frank O. Cochran and wife, Sandra L. Cochran," to which survey reference is made for a more particular description. Said survey is attached hereto as Exhibit B.

TOGETHER WITH an easement for ingress, egress, and regress over and above the following described twenty (20) foot driveway easement, which easement shall be appurtenant to and run with the above-described property, and which easement is more particularly described as follows: BEGINNING at an existing iron pipe, the northeast corner of Lot 2 described above, which Beginning point is in the western right-of-way of Griclar Street, and running thence from said Beginning point North 01 degree 33 minutes 13 seconds West 20.00 feet along the western right-of-way of Griclar Street to a point; thence along a line parallel to the northern property line of Lot 2 South 80 degrees 30 minutes 56 seconds West approximately 374 feet, more or less, to a point in the eastern property line of Lot 3 of property owned by the Grantors herein which is more particularly described as Tract I in a Deed recorded in Deed Book 694, at Page 193 of the Davidson County Registry; thence South 04 degrees 23 minutes 27 seconds East 20.00 feet along said eastern property line of Lot 3 to a new iron pipe, the northwest corner of Lot 2 described above; thence along the northern line of Lot 2 North 80 degrees 30 minutes 56 seconds East 372.33 feet to the point and place of BEGINNING. Said easement also being the southern most 20 feet of Lot 1 of the property of the Grantors as described in Tract III in a Deed recorded in Book 694, at Page 193 of the Davidson County Registry.