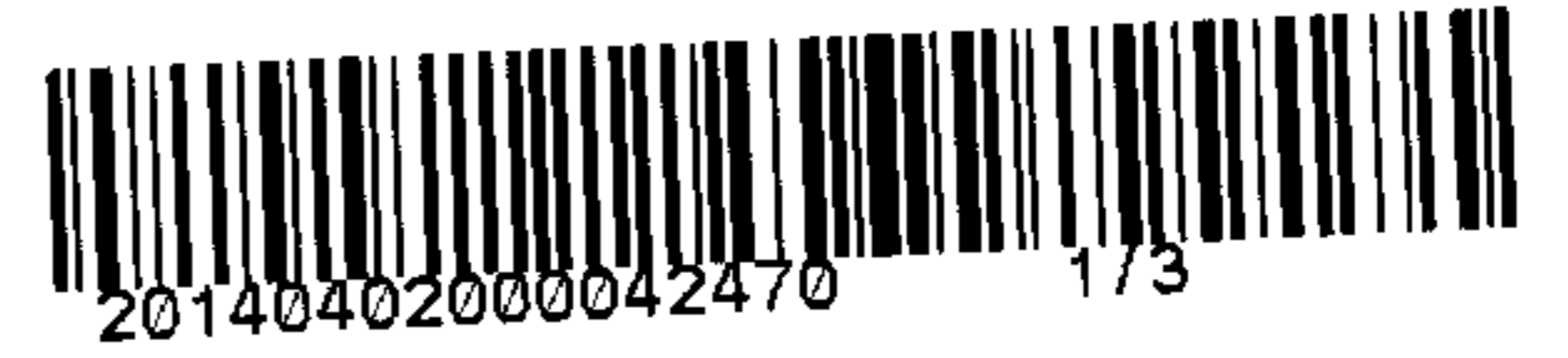


20140402000042470 DEED  
Bk: RE2383 Pg: 762  
04/02/2014 10:37:11 AM 1/3



**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$ 57.00

Parcel Identifier No. 7695197712 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_

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

Mail/Box to: P/U Ivey & Eggleston

This instrument was prepared by: S. Scott Eggleston, Attorney at Law, 111 Worth Street, Asheboro, NC 27203

Brief description for the Index: LOT 1.00 Acre, PB 78, PG 19,

THIS DEED made this 1st day of April, 2014, by and between

GRANTOR	GRANTEE
Capital Bank, National Association 4605 Country Club Road Winston Salem, NC 27104	Heather Anne Fischer, an unmarried woman 5705 Union Grove Church Road Seagrove, NC 27341

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 or parcel of land situated in the City of \_\_\_\_\_, Richland Township, Randolph County, North Carolina and more particularly described as follows:  
Exhibit "A" attached hereto

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2331 page 1496.

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 78 \_\_\_\_\_ page 19 \_\_\_\_\_.

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, other than the following exceptions:



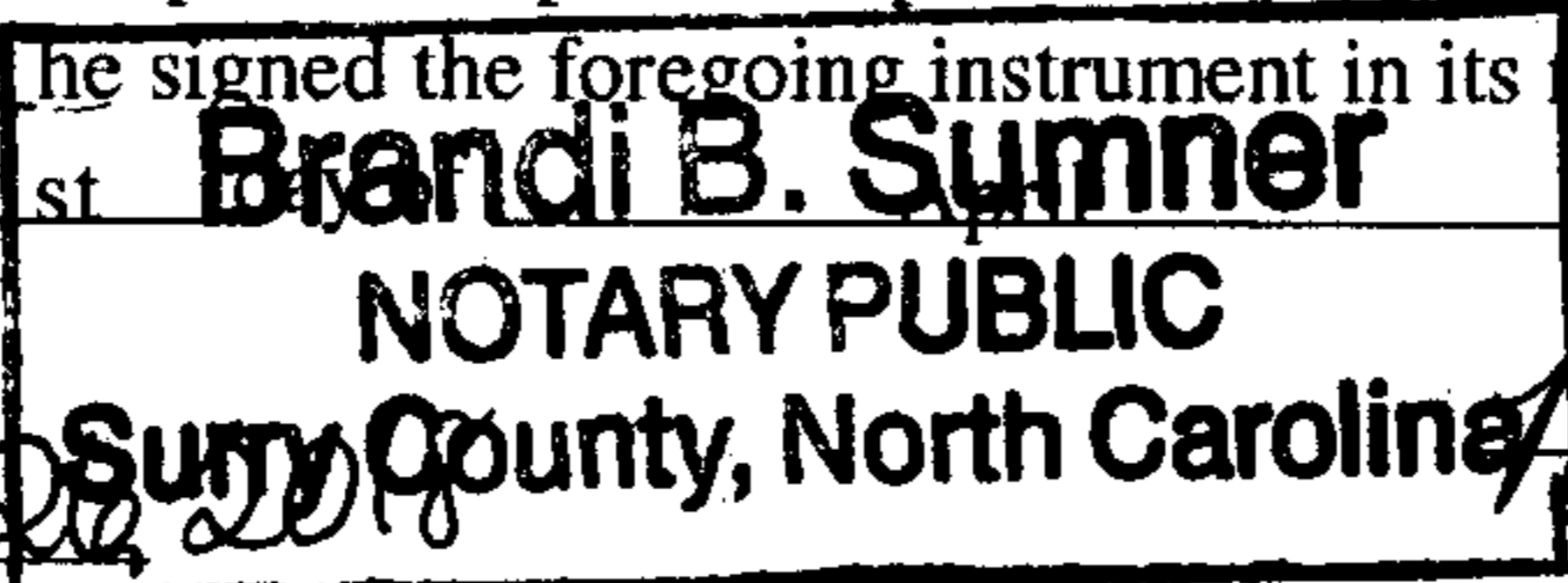
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Capital Bank, National Association \_\_\_\_\_ (SEAL)  
 \_\_\_\_\_ (Entity Name) Print/Type Name: \_\_\_\_\_  
 By: Wayne Reece \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: Wayne Reece, Sr. Vice President Print/Type Name: \_\_\_\_\_  
 By: \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_  
 By: \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
 I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_ Notary Public  
 (Affix Seal) \_\_\_\_\_ Notary's Printed or Typed Name

State of North Carolina - County or City of Forsyth  
 I, the undersigned Notary Public of the County or City of Surry and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that he is the Wayne Reece \_\_\_\_\_ Sr. Vice President of \_\_\_\_\_ Capital Bank, National Association 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 \_\_\_\_\_ st Brandi B. Sumner 2014.



My Commission Expires: August 22, 2018 Notary Public  
 (Affix Seal) Brandi B. Sumner Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
 I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_  
 Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_ Notary Public  
 (Affix Seal) \_\_\_\_\_ Notary's Printed or Typed Name



**EXHIBIT "A"**

**RANDOLPH COUNTY, NORTH CAROLINA:**

**BEGINNING AT AN EXISTING IRON STAKE, SAID IRON STAKE BEING THE NORTHEAST CORNER OF THE BETTY RICHARDSON PROPERTY FOUND RECORDED IN DEED BOOK 1359, PAGE 451, RANDOLPH COUNTY REGISTRY, AND BEING LOCATED IN THE JOHN FORD PROPERTY LINE; THENCE WITH THE JOHN FORD PROPERTY FOUND RECORDED IN DEED BOOK 1358, PAGE 266, RANDOLPH COUNTY REGISTRY, SOUTH 70 DEGREES 38 MINUTES 22 SECONDS EAST 235.44 FEET TO AN IRON STAKE ; THENCE SOUTH 00 DEGREES 32 MINUTES 22 SECONDS EAST 40.93 FEET TO AN IRON STAKE; THENCE SOUTH 89 DEGREES 53 MINUTES 23 SECONDS WEST 126.32 FEET TO AN IRON STAKE; THENCE SOUTH 76 DEGREES 03 MINUTES 43 SECONDS WEST 142.27 FEET TO AN IRON STAKE; THENCE SOUTH 86 DEGREES 32 MINUTES 18 SECONDS WEST 264.04 FEET TO AN IRON STAKE; THENCE NORTH 01 DEGREE 24 MINUTES 29 SECONDS EAST 37.21 FEET TO A POINT; THENCE NORTH 01 DEGREE 24 MINUTES 29 SECONDS EAST 40.15 FEET TO AN IRON STAKE; THENCE NORTH 86 DEGREES 32 MINUTES 18 SECONDS EAST 270.00 FEET TO AN EXISTING IRON STAKE, A CORNER OF THE BETTY RICHARDSON PROPERTY, THENCE NORTH 24 DEGREES 11 MINUTES 03 SECONDS EAST 83.09 FEET TO THE POINT AND PLACE OF THE BEGINNING, AND CONTAINING 1.00 ACRE, MORE OR LESS, ACCORDING TO A SURVEY BY WILLIAM C. BURROW, DATED JUNE 4, 2002, AND ENTITLED "MINOR SUBDIVISION FOR TERESA THOMAS GREENE".**

**THERE IS ALSO CONVEYED HERewith A PERMANENT AND PERPETUAL RIGHT OF INGRESS, EGRESS AND REGRESS OVER AND ABOVE THAT CERTAIN RIGHT OF WAY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A NAIL IN THE CENTERLINE OF UNION GROVE CHURCH ROAD, SAID NAIL BEING LOCATED SOUTH 25 DEGREES 24 MINUTES 10 SECONDS 82.94 FEET EAST OF A NAIL MARKING THE CENTERLINE INTERSECTION OF FORK CREEK MILL ROAD AND UNION GROVE CHURCH ROAD; THENCE NORTH 86 DEGREES 32 MINUTES 18 SECONDS EAST 582.99 FEET TO AN IRON STAKE, A NEW CORNER OF THE TERESA THOMAS GREENE PROPERTY; THENCE SOUTH 1 DEGREE 24 MINUTES 29 SECONDS WEST 40.15 FEET TO A POINT; THENCE SOUTH 86 DEGREES 32 MINUTES 18 SECONDS WEST 563.47 FEET TO A NAIL IN THE CENTERLINE OF UNION GROVE CHURCH ROAD; THENCE NORTH 25 DEGREES 24 MINUTES 10 SECONDS WEST 43.12 FEET TO THE POINT AND PLACE OF THE BEGINNING.**

**FOR FURTHER REFERENCE SEE PLAT RECORDED IN PLAT BOOK 78, PAGE 19, RANDOLPH COUNTY REGISTRY.**

**PIN#: 7695197712**