

# Reading a deed and determining its stated intent



North Carolina Department of  
the Secretary of State

Elaine F. Marshall, Secretary of State

Presented by: John B. Bridgers

Land Records Consultant

[jbridgers@sosnc.com](mailto:jbridgers@sosnc.com)

919-814-5400

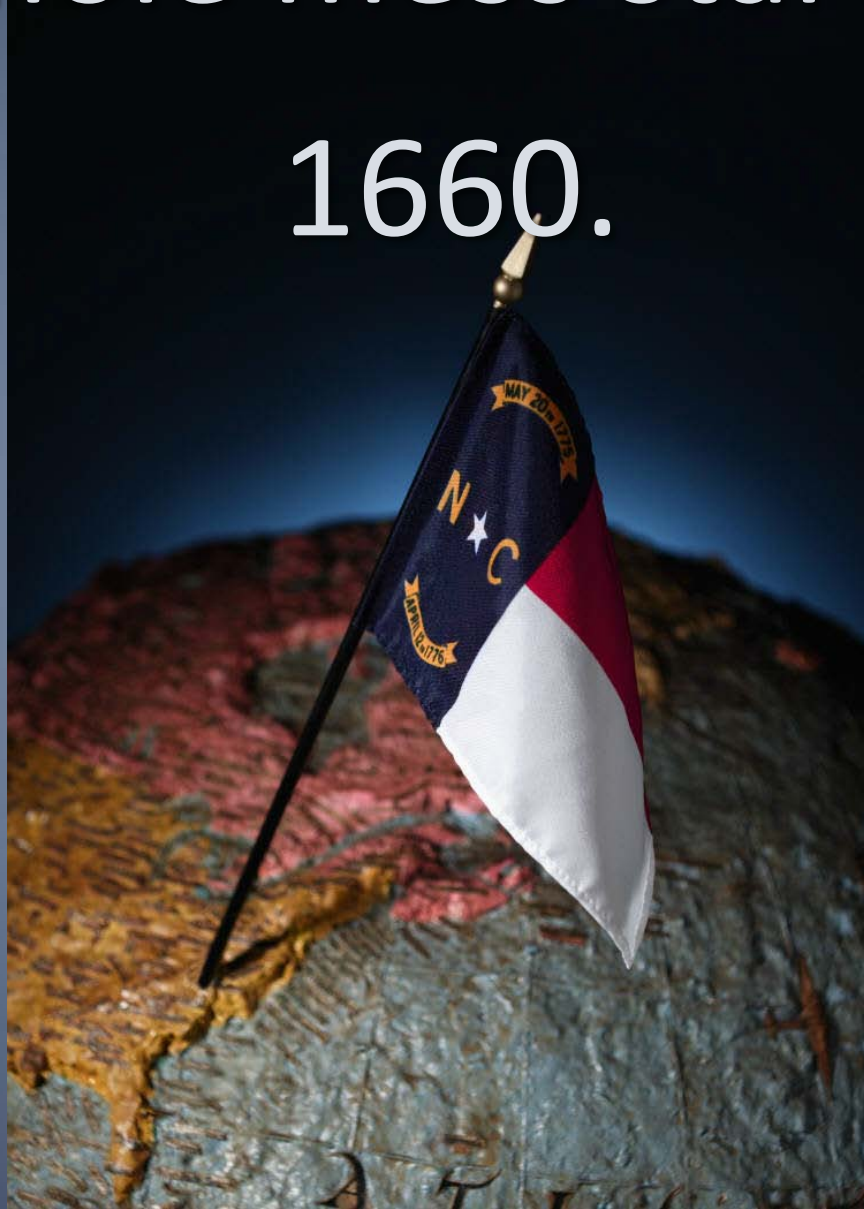
# Reading a Deed And determining its intent



How did we get where we  
are, today?

Our whole mess started, in

1660.



- That was the year that



King Charles II was  
restored to the throne.



- As a reward, in 1663,
- he granted the territory of Carolina to 8 noblemen, the Lords Proprietors, for their help in his regaining the throne.



- On March 1, 1669,
- To govern their new land, the Lords Proprietors adopted what was called

## THE FUNDAMENTAL CONSTITUTION OF CAROLINA

- Attempt to create a representative form of government in the colony in which many men could participate

# Fundamental Constitution of Carolina (continued)

- No person above the age of 17 years shall have any estate or possession in Carolina or protection of the law who has not subscribed before the precinct register.

# Fundamental Constitution of Carolina (continued)

- “– A true copy of these fundamental constitutions shall be kept in a great book by the register of every precinct, to be subscribed before the said register.”

# Fundamental Constitution of Carolina (continued)

- The whole province shall be divided into counties
- Each county shall consist of:
  - Eight signiories (Feudal territory held by a lord)
  - Eight baronies
  - Four precincts
    - Each precinct was to consist of six colonies.

# North Carolina Historical Counties

Select a date to view historical county boundaries (and press REFRESH). Valid dates are 1/7/1665 - 12/31/2000.

Map date: January 7, 1665  
 0 37mi  
 Albers equal area coterminous USA  
 Copyright (C) The Newberry Library, 2003 - Map created with ArcIMS.

**Help**

**Select Map Date**  
 Jan 7 1665

**Map Legend**

- Historical County Boundaries
- Modern County Boundaries

**Refresh Map**

**Layers**

Visible Active

- Modern County Seats
- Unsuccessful Proposals
- Historical Counties
- Modern Counties Names
- Modern Counties
- State Background

[http://historical-county.newberry.org/website/North\\_Carolina/viewer.htm](http://historical-county.newberry.org/website/North_Carolina/viewer.htm)

Albermarle County was  
divided into four precincts

Currituck

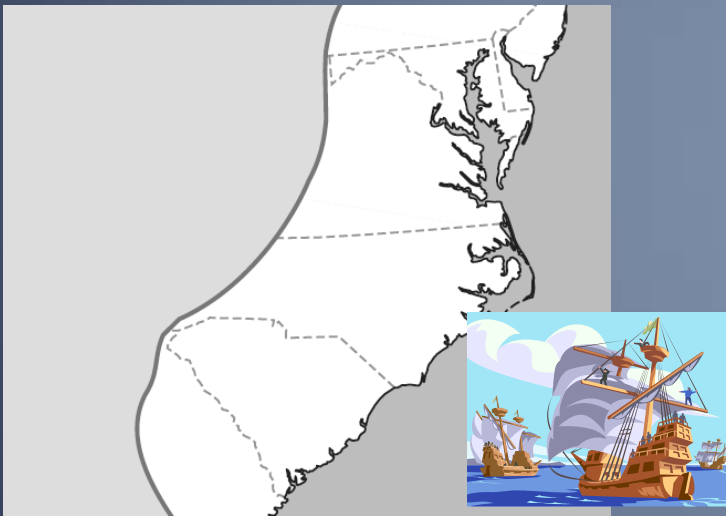
Perquimans

Chowan

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# MEANWHILE:



## Back in Merry Olde England

English Parliament,



Eight years after the adoption of the  
Fundamental Constitution of Carolina,

Enacted the Statute of Frauds, In 1677,

# Statute of Frauds:

- Certain contracts were judicially unenforceable,
- if there were not in writing
- AND
- not signed by the party or parties.

- Included in this list of “certain contracts” are the sale or transfer of an interest in land.

- NCGS 22-2 Contract for sale of land; leases.
  - All contracts:
    - To Sell or convey
      - Any lands
      - Tenements
      - Or any interest in or concerning them
    - And all leases and contracts for leasing land for more than 3 years

- GS 22-2 Contract for sale of land; leases.  
(continued)
  - Shall be void
  - Unless put into writing
  - And signed by the party

# In North Carolina a valid deed must have:

1. A competent grantor
2. A grantee capable of holding title
3. A sufficient description of the property
4. Operative words of conveyance
5. Proper execution by the grantor
6. Proper delivery
7. Acceptance by the grantee that is adequate in law



- Without all seven components in place, the deed is not valid and does not convey any interest or title.

# 1. A COMPETENT GRANTOR

- Any natural person or persons (except one who lacks mental capacity) may convey land.
- Corporations & partnerships also have the right to convey real property



## 2. A GRANTEE CAPABLE OF HOLDING TITLE

- Non-human animals and inanimate objects are not capable of holding title.



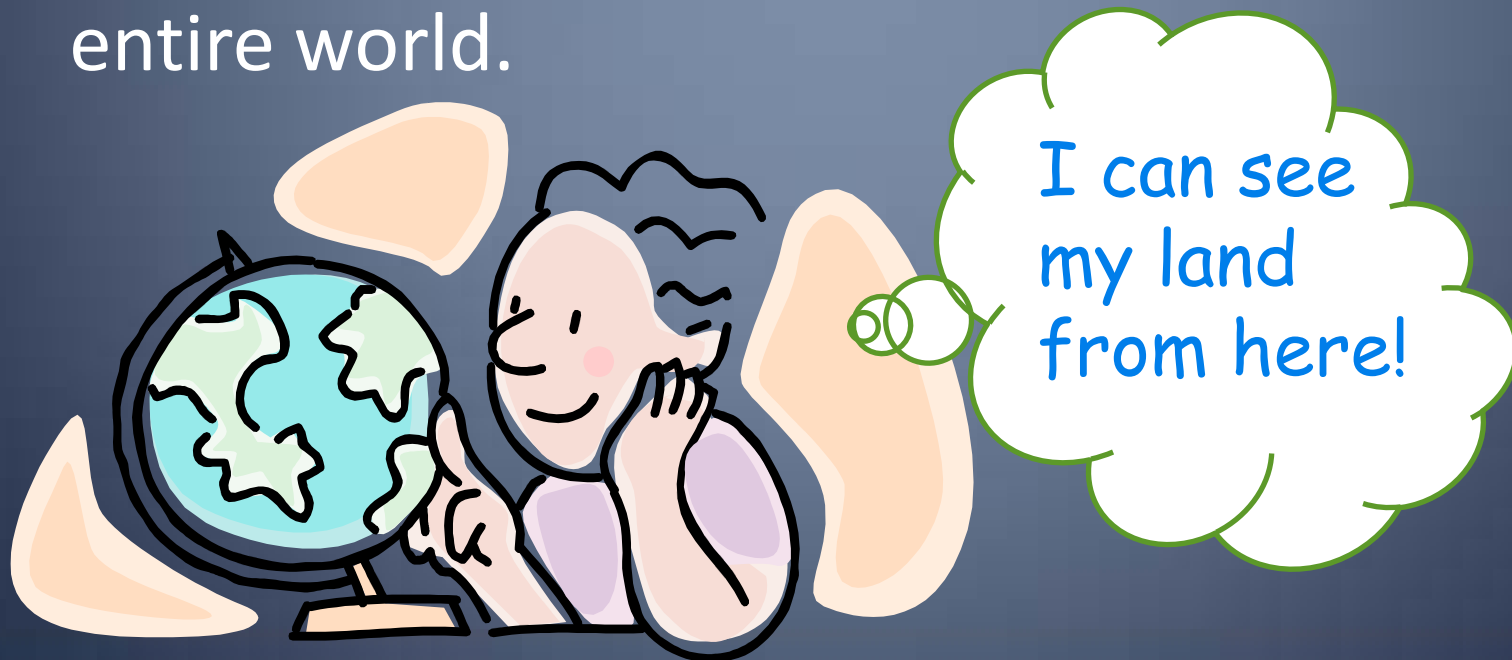
**IDIOT!!!**

You can't  
deed your  
house to me.



### 3. A SUFFICIENT DESCRIPTION OF THE PROPERTY

- To be effective, a deed must describe the property. Information or a description is necessary to clearly and precisely single out the parcel as being identified as unique in entire world.





# Exactly what is a deed Description?

- The embodiment of the intent of the Grantor to define what is being transferred to the Grantee.
- That Grantor can transfer no more than that to which he has title.
  - (legally)

- The description is a “finding aid” to locate on the Earth, that intent.





- What is a legally sufficient description and what a mapper thinks is a sufficient description is not always the same.

- A valid and legal deed could say,

“all the remaining land from that parcel recorded in Deed Book 175 page 802.”

# What about?

- “. . . A lot shown on plat recorded in Plat Book 10 at Page 268”

# Sufficient description

- Although there are various reasons to declare a deed to be void, the lack of a sufficient description is generally the main reason.
- The general rule of thumb is that a legal description does not have to be perfect or even accurate, but it must identify the property to a degree that the corners can be located on the ground.

- While, we in the computerized GIS world, like for all our deed descriptions to close, perfectly,
- A description: beginning at a rock, to a tree, to a post, to a stream, to a stump, to a stake, and back to the rock is legal and perfectly valid if the rock, tree, post etc. can be identified.

- The deed description is not there to make it easy for the parcel to be mapped, plotted, or drawn.
- It is there to uniquely identify the parcel in the entire world.

# 4. OPERATIVE WORDS OF CONVEYANCE

Depending on:

the jurisdiction,

the interest being conveyed,

and warranties given by the grantor,

these can include:

- Grant and convey
- Grant, bargain, and sell
- Warrant and convey
- Sell and convey
- Grant, bargain, and sell, convey, and confirm



DR

This instrument presented to  
The Clerk of Superior Court  
Date: 11/18/13

DAN RIZZO



Doc ID: 010892780008 Type: CNP  
Recorded: 11/18/2013 at 10:59:27 AM  
Fee Amt: \$186.00 Page 1 of 6  
Revenue Tax: \$130.00  
Onslow County, NC  
Rebecca L. Pollard Reg. of Deeds  
BK 4084 pg 524-529

This instrument was prepared by:  
a licensed North Carolina attorney.  
Delinquent taxes, if any, to be paid by the debtor  
pursuant to Onslow County Tax Collector upon  
recording or closing proceeds.

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 130.00  
Parcel Identifier No. 005179 ..... Verified by ..... County on the ..... day of ....., 20  
By: .....

Mail/Box to: Dan Rizzo, Attorney, Post Office Box 2676, Surf City, NC 28445

This instrument was prepared by: Dan Rizzo, Attorney, Post Office Box 2676, Surf City, NC 28445

Brief description for the Index: .....

THIS DEED made this 8th day of November, 2013, by and between

<p style="text-align: center;"><b>GRANTOR</b></p> <p>Hulon T. Brown and wife, Bonnie C. Brown Richard A. Shearer and wife, Betty J. Shearer and Margaret M. Cox, Widow and Donna Dowdy, Single and Linda Chessa and husband, Tom Chessa</p>	<p style="text-align: center;"><b>GRANTEE</b></p> <p>Charles A. Hester, Jr. and wife, Allison H. Hester 509 Hillandale Drive Charlotte, NC 28270</p>
---	--

**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 North Topsail Beach, Stump Sound Township, Onslow County, North Carolina and more particularly described as follows:**

City of \_\_\_\_\_, \_\_\_\_\_ Township, \_\_\_\_\_ County, North Carolina  
and more particularly described as follows:

See Exhibit "A" attached hereto and made a part hereof.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 630 page 305.

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 \_\_\_\_\_.

NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010  
Printed by Agreement with the NC Bar Association

## 5. PROPER EXECUTION BY THE GRANTOR

Means that the Grantor must sign the deed and the signature must be properly notarized.

# PROPER EXECUTION BY THE GRANTOR

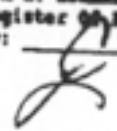
Even if a deed lists a person as a grantor but that person:

- 1) does not sign the deed or
- 2) signs the deed but the signature is not notarized or
- 3) the signature is not properly notarized,

The grantee does not receive any rights in, to, or from the property from that person.

19J  
153

Book  
**0393** Page  
**0153**

FILED  
BLADEN COUNTY NC  
07/20/97 3:17 PM  
AVR. S. EDWARDS  
Register of Deeds  
By:  Deputy/Asst.

Prepared by H. Clifton Hester, Attorney  
STATE OF NORTH CAROLINA  
COUNTY OF BLADEN

NON-WARRANTY DEED

THIS DEED, made this the 10th day of March, 1997, by and between MELTON P. BELLE and Wife, EMMER BELLE, CHARLES N. BELLE, Single, JOE W. BELLE and Wife, MARIE BELLE, SARAH V. FELIPIO, LEE A. LIVINGSTON, Single, FRANCES E. SEAWELL and Husband, WILLIAM SEAWELL, MELLER L. FREEMAN and Husband, JOHN FREEMAN, ELBERT LIVINGSTON, Single, PERRY LIVINGSTON, Single, MARY MONROE, Widow, LACY V. BROWN, and Wife BERTHA L. BROWN, ERVIN L. BROWN and Wife, MARY BROWN, HORACE L. BROWN, Widower, JAMES BROWN, and Wife, LESLIE BROWN, FLORA FREEMAN, Single, KARRY N. BROWN and Wife, BRENDA BROWN, CURRIE L. BROWN, and Wife, LIZZIE BROWN, RICHARD O. BROWN and Wife, GWENDOLYN BROWN Parties of the First Part, and MARY MONROE, Widow, LACY V. BROWN and Wife, BERTHA L. BROWN, ERVIN L. BROWN, and Wife, MARY BROWN, HORACE L. BROWN, Widower, JAMES BROWN and Wife, LESLIE BROWN, FLORA FREEMAN, Single, KARRY N. BROWN, and Wife BRENDA BROWN, CURRIE L. BROWN and Wife LIZZIE BROWN, RICHARD O. BROWN and GWENDOLYN BROWN, Parties of the Second Part;

BEGAN

THIS DEED, made this the 10th day of March, 1997, by and between MELTON P. BELLE and Wife, EMMER BELLE, CHARLES N. BELLE, Single, JOE W. BELLE and Wife, MARIE BELLE, SARAH V. FELIPIO, LEE A. LIVINGSTON, Single, FRANCES E. SEAWELL and Husband, WILLIAM SEAWELL, MELLER L. FREEMAN and Husband, JOHN FREEMAN, ELBERT LIVINGSTON, Single, PERRY LIVINGSTON, Single, MARY MONROE, Widow, LACY V. BROWN, and Wife BERTHA L. BROWN, ERVIN L. BROWN and Wife, MARY BROWN, HORACE L. BROWN, Widower, JAMES BROWN, and Wife, LESLIE BROWN, FLORA FREEMAN, Single, KARRY N. BROWN and Wife, BRENDA BROWN, CURRIE L. BROWN, and Wife, LIZZIE BROWN, RICHARD O. BROWN and Wife, GWENDOLYN BROWN Parties of the First Part, and MARY MONROE, Widow, LACY V. BROWN and Wife, BERTHA L. BROWN, ERVIN L. BROWN, and Wife, MARY BROWN, HORACE L. BROWN, Widower, JAMES BROWN and Wife, LESLIE BROWN, FLORA FREEMAN, Single, KARRY N. BROWN, and Wife BRENDA BROWN, CURRIE L. BROWN and Wife LIZZIE BROWN, RICHARD O. BROWN and GWENDOLYN BROWN, Parties of the Second Part;



Book 0393 Page 0153  
MADE COUNTY NC  
FILED  
11/20/99 3:17 PM  
S. S. SHERMAN  
Notary Public  
By: [Signature]

Prepared by H. Clifton Hester, Attorney  
STATE OF NORTH CAROLINA  
COUNTY OF BLADEN

NON-WARRANTY DEED

between MELTON P. BELLE and Wife, EMMER BELLE, CHARLES N. BELLE, and  
Single, [Name] and Wife, MARY BROWN, [Name] V. FELIPPIO, LEE  
A. LIVINGSTON, Single, FRANCES E. SEAWELL, and Husband, WILLIAM  
SEAWELL, MELLER L. FREEMAN and Husband, JOHN FREEMAN, ELBERT  
LIVINGSTON, Single, PERRY LIVINGSTON, Single, MARY MONROE, Widow,  
LACY V. BROWN, and Wife BERTHA L. BROWN, and Wife, LESLIE  
MARY BROWN, HORACE L. BROWN, widower, JAMES BROWN, and Wife, BRENDA  
BROWN, CURRIE L. BROWN, and Wife, LIZZIE BROWN, RICHARD BROWN  
and Wife, GWENDOLYN BROWN Parties of the First Part, and [Name] L.  
MONROE, Widow, MARY BROWN, HORACE L. BROWN, widower, JAMES BROWN,  
BROWN, and Wife, MARY BROWN, HORACE L. BROWN, Single, KARRY N. BROWN, and  
and Wife, LESLIE BROWN, FLORA FREEMAN, Single, KARRY N. BROWN, and  
Wife BRENDA BROWN, CURRIE L. BROWN and Wife LIZZIE BROWN, RICHARD  
O. BROWN and GWENDOLYN BROWN, Parties of the Second Part;

March 27, 1995, by Lloyd Walker, Registered  
Surveyor.  
TRACT TWO:  
All of 4.65 acres, designated as Tract C on a Plat  
Survey of "The A. D. Gillespie Land", by Stuart Gooden,  
Registered Surveyor, dated January 30, 1995, and which  
plat of survey is recorded in Plat Cabinet A-126, page  
1264 to which reference is made for a more complete and  
accurate description.

TO HAVE AND TO HOLD the aforesaid tract or parcel of  
land and all privileges and appurtenances thereunto belonging to  
them, the parties of the second part, and their heirs and assigns,  
in fee simple forever.  
IN TESTIMONY WHEREOF, the said parties of the first part have  
set their hands and affixed their seals, this [Date] day of [Month],  
above written.

MELTON P. BELLE  
EMMER BELLE (SEAL)  
CHARLES N. BELLE (SEAL)  
Joe W. Belle  
JOE W. BELLE (SEAL)  
(SEAL)

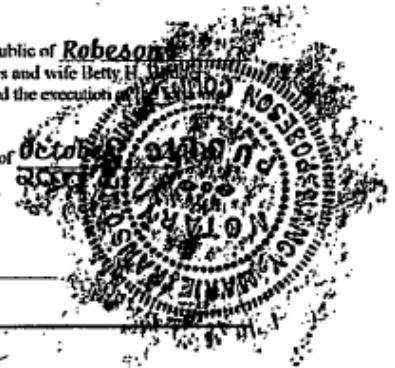
Book 0393 Page 0154

I, Nancy Marie Ransome, a Notary Public of Robeson County, NC, do hereby certify that Leon Douglas Bridgers and wife Betty H. Bridgers Personally appeared before me this day and acknowledged the execution of a deed of conveyance.

Witness my hand and notarial seal this 27 day of October

Nancy Marie Ransome  
Notary Public

at Robeson, North Carolina, on October 08, 2002



FILED R OF D  
VICKI L. LOCKLEAR

2002 OCT 27 P 1:16

ROBESON

The foregoing  
deed is

Nancy Marie Ransome  
Notary Public  
is certified to be correct. This certificate is  
Page(s) at which the instrument is filed.

Vicki L. Locklear, Register of Deeds

Annalie C. Jones  
NORTH CAROLINA, POLK County

I, a Notary Public of the County and State aforesaid, certify that JOHN B. BRIDGERS personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 30th day of December, 2008.

My commission Expires:  
6-13-2010

THE FOREGOING certificate 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.  
By: \_\_\_\_\_ Register of Deeds for \_\_\_\_\_ County  
Deputy / Assistant Register of Deeds

Sheila S. Ford  
Notary Public

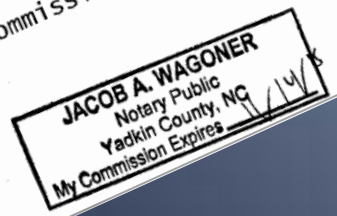


NORTH CAROLINA, COUNTY OF Yadkin  
I, a Notary Public of the County and State aforesaid, certify that,  
DONALD R. ZACHARY, Grantor (s), personally appeared before me this  
day and acknowledged the execution of the foregoing instrument.  
WITNESS my hand and official stamp or seal, this the 8 day  
of February, 2013.

SIGNATURE - NOTARY PUBLIC  
Jacob A. Wagoner

PRINTED/TYPED NAME - NOTARY PUBLIC  
Jacob A. Wagoner

My Commission Expires: 11/14/15



## 6. PROPER DELIVERY

- There is no particular prescribed act or ceremony required for delivery. A deed can be handed, mailed, or shipped to the Grantee.
- But delivery of the deed from the Grantor to the Grantee is essential and it must be “PROPER” delivery.
- A statement must be made by the Grantor in the deed to indicate his or her intention to transfer the title.



## 7. ACCEPTANCE

- The deed must be accepted by the Grantee for proper transfer to occur.
- Again, there is no fixed ceremony or principal to affect acceptance.
- Generally a deed is “accepted” when the grantee retains it or obtains a mortgage on the property.

# GS 47-18 The Conner Act

## Conveyances, contracts to convey

- No
  - (i) conveyance of land, or
  - (ii) contract to convey, or
  - (iii) option to convey, or
  - (iv) lease of land for more than three years

Shall be valid to pass any property interest as against lien creditors or purchaser for a valuable consideration but from the time of registration in the county where any portion of the land lies.



Rutherford  
County

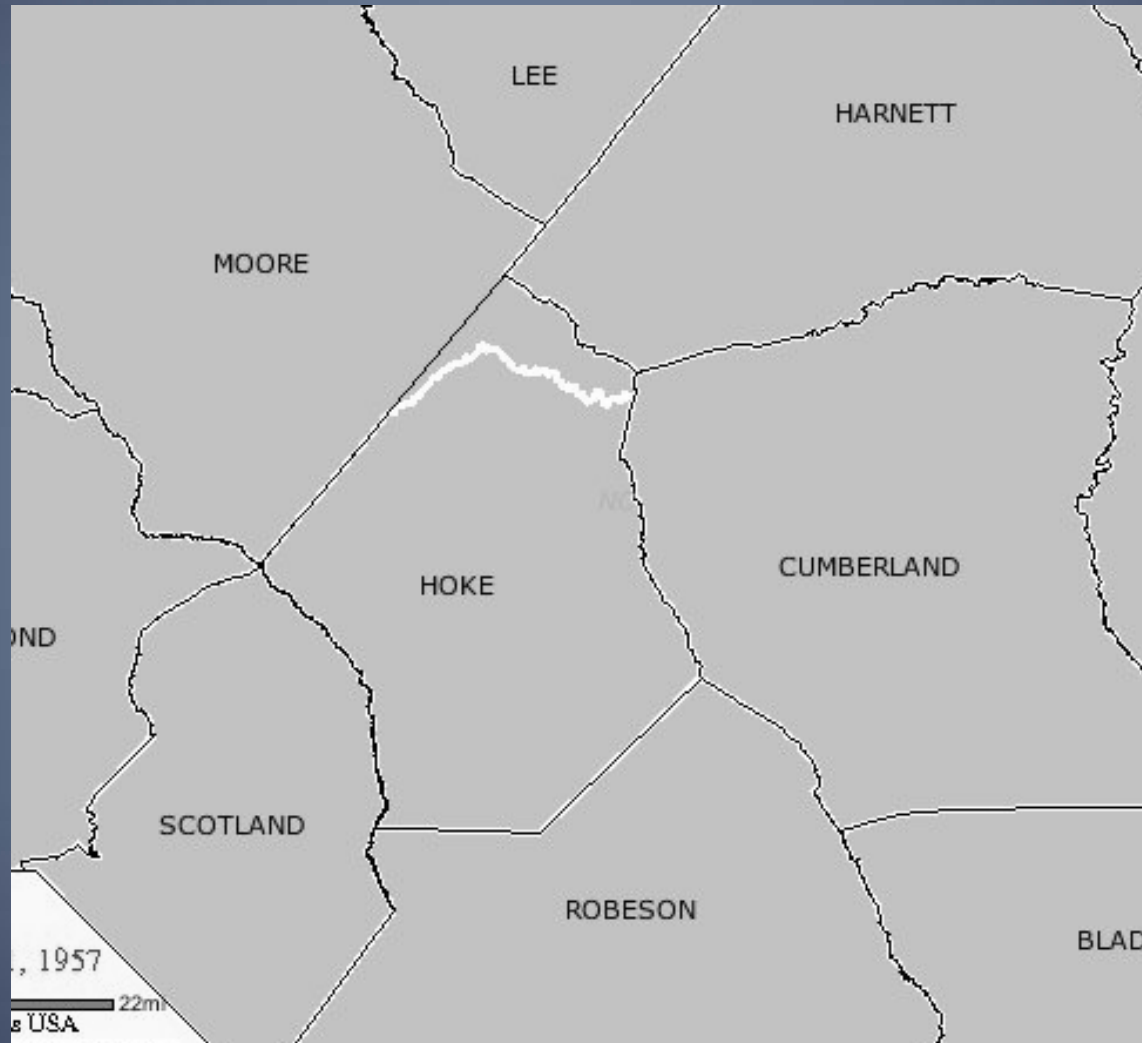
Polk County

# January 1, 1958





# December 31, 1957



# What are the different kinds of deeds?

- (1) Warranty Deed or General Warranty Deed
  - The grantor warrants or guarantees:
    - To be the lawful owner of the property
    - No-one else is needed to participate in the execution of the deed to transfer the rights to the property
    - There are no liens or mortgages on the property except as stated within the deed
    - That he will defend the title against claims that are contrary to the warranties being made.

# What are the different kinds of deeds?

- (2) Special Warranty Deed
  - Limited “guarantee” against
    - Any liens or mortgages
    - Prior transfers or conveyances
    - Right in or to the land – including easements
  - Only during the time owned by the grantor

# What are the different kinds of deeds?

- (3) Non-warranty Deed

## Quit Claim Deed

The grantor is giving up all rights to the land if he has any rights.

Usually used in circumstances when the title is unclear. Often used to clear up any defects in the title.

The grantee assumes any burden of proof of ownership.



# What are the different kinds of deeds?

## (4) Commissioners Deed

- Often used to settle a land dispute between family members ,
  - To settle an estate
  - Following divorce proceeding.
  - Commissioners are appointed by the court to make an equitable partition of a parcel or parcels and the commissioners then execute a deed or deeds.
  - Sometimes commissioners are appointed to sell the property and to divide the proceeds.

# What are the different kinds of deeds?

## (5) Sheriff's Deed

- Following a sale by the sheriff upon a court order for the failure to pay a judgment or for a tax foreclosure.
- The sheriff conducts a sale and the deed is recorded in the register of deeds office.

# What are the different kinds of deeds?

## (6) Trustees Deed

- A trustee is a person that has a legal duty to manage the assets in the best interests of the beneficiary.
- Often used in the case of a foreclosure
  - Following a default on a mortgage a substitute trustee is recorded in the register of deeds office.
  - That substitute trustee then sells the property acting in the best interests of the beneficiary (the bank) and records the trustee deed transferring title.
- Revocable and Non-revocable Trusts

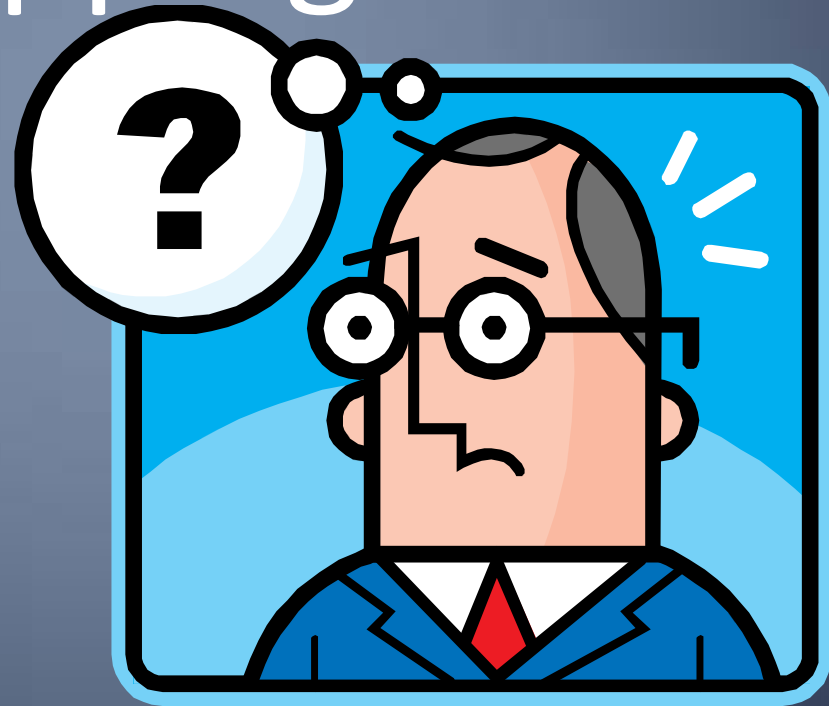
# Trustee's Deeds

- GS 32-27. Powers which may be incorporated by reference in a trust instrument.
  - Basically says that a trustee can do anything he or she wants with the property.
    - The Trustee has the title to the property
    - But remember the trustee has the legal duty to manage the assets in the best interests of the beneficiary.

# Other types of “Deeds”

- Deeds of Trust
  - Deeds of Easement
  - Deeds of Recombination
- Not true “deeds” in sense that they do not transfer any title to the property but are “subsequent instruments” applying a condition or conditions to the property.

What does all this mean  
in Land Records /  
Mapping?



- Care must be taken when reading deeds, to carefully ascertain from the “four corners” the intent and no more and to follow the hierarchy of the deed.

GS 105 – 302. In whose name  
real property is to be listed

“(a) Taxable real property shall  
be listed in the name of the  
owner. . .”



# GS 105 – 302. In whose name real property is to be listed

“(c) (10) Real property owned by a husband and wife as tenants by the entirety shall be listed on a single abstract in the names of both tenants, and the nature of their ownership shall be indicated thereon.

# Estate by the Entirety

- Et ux – Latin meaning “and wife”
- Et vir – Latin meaning “and husband”
  - Use of “Et ux” or Et vir” will immediately indicate you anyone looking at the record that it is estate by the entirety property
  - When used correctly there is no need to go track down a deed to find out how it was spelled out in the deed.

# “The Cardinal Rule for interpretation of deeds & other written instruments is:

- The expressed intention of the parties
- Gathered from all parts of the instrument
- Giving each word its due force
- And read in the light of the existing conditions and circumstances
- It is the intention actually expressed, not merely guessed. - This rule controls all others”

Judge Sanderson of California stated,

“The only rule of much value – is to place ourselves, as nearly as possible, in the seats which were occupied by the parties at the

time the instrument was executed; then taking it by the four corners, read it”

8466  
8819

8466  
8828 820 8466  
8821

8466  
8822 822

RB466 P0822

South 42 degrees 40 minutes 12 seconds East 307.14 feet to an existing iron pipe; thence South 65 degrees 38 minutes 26 seconds West 222.52 feet to an iron pipe; thence South 68 degrees 02 minutes 03 seconds West 45.00 feet to an iron pipe; thence South 68 degrees 02 minutes 03 seconds West 217.40 feet to an existing iron pipe; thence South 67 degrees 35 minutes 28 seconds West 50 feet to an iron pipe; thence South 66 degrees 39 minutes 47 seconds West 238.69 feet to an existing iron pipe; thence South 66 degrees 37 minutes 05 seconds West passing over an iron pipe in the east right of way line of U.S. Highway 21 at a distance of 210.66 feet, for a total distance of 240.69 feet to the beginning point in the centerline of U.S. Highway 21 and containing 36.160 acres, more or less. This being a portion of that property described in Deed Book 444, page 343.

The property is

A map showing  
TO HAVE AND  
the Grantee in

NO TAXA

And the Grant  
the same in fee  
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Title to the pro

Tax Lot No

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corporate name by  
above written.

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THIS DEED

By: Brad

ELECTRON

ATTEST: Lisa

SEAL-STAMP

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RB466 P0822

South 42 degrees 40 minutes 12 seconds East 307.14 feet to an existing iron pipe; thence South 65 degrees 38 minutes 26 seconds West 222.52 feet to an iron pipe; thence South 68 degrees 02 minutes 03 seconds West 45.00 feet to an iron pipe; thence South 68 degrees 02 minutes 03 seconds West 217.40 feet to an existing iron pipe; thence South 67 degrees 35 minutes 28 seconds West 50 feet to an iron pipe; thence South 66 degrees 39 minutes 47 seconds West 238.69 feet to an existing iron pipe; thence South 66 degrees 37 minutes 05 seconds West passing over an iron pipe in the east right of way line of U.S. Highway 21 at a distance of 210.66 feet, for a total distance of 240.69 feet to the beginning point in the centerline of U.S. Highway 21 and containing 36.160 acres, more or less. This being a portion of that property described in Deed Book 444, page 343.

0466  
0823  
0466  
0826 026  
0466  
0825

RB466 P0826

South 42 degrees 40 minutes 12 seconds East 307.14 feet to an existing iron pipe; thence South 65 degrees 38 minutes 26 seconds West 222.52 feet to an iron pipe; thence South 68 degrees 02 minutes 03 seconds West 45.00 feet to an iron pipe; thence South 68 degrees 02 minutes 03 seconds West 217.40 feet to an existing iron pipe; thence South 67 degrees 35 minutes 28 seconds West 50 feet to an iron pipe; thence South 66 degrees 39 minutes 47 seconds West 238.69 feet to an existing iron pipe; thence South 66 degrees 37 minutes 05 seconds West passing over an iron pipe in the east right of way line of U.S. Highway 21 at a distance of 210.66 feet, for a total distance of 240.69 feet to the beginning point in the centerline of U.S. Highway 21 and containing 36.160 acres, more or less. This being a portion of that property described in Deed Book 444, page 343.

LESS AND EXCEPTED: Well lot

BEGINNING at a point in the centerline of Eaglecrest Drive, said point being located North 66 degrees 18 minutes 35 seconds East 735.98 feet from a point in the centerline intersection of Eaglecrest Drive (a private street 50 ft. in width) and U.S. Highway 21, the southwest corner for Clyde Sizemore (DB 402/118); and running thence North 66 degrees 18 minutes 33 seconds East 20.01 feet; thence South 22 degrees 15 minutes 55 seconds East 70.73 feet; thence South 66 degrees 18 minutes 41 seconds West 20.00 feet; thence North 22 degrees 16 minutes 25 seconds West 70.73 feet to the point of beginning and containing 1,394 sq.ft. more or less. This lot is known as the well lot.

0467 0467 0467 0467 0467  
0736 0737 0740 0748 0751  
30 0467 0749

RB467 P0751

NO TAXA

Tax Lot No.  
Verified by  
by

Mail after

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Brief descri

THIS DEED

LULA MC  
BRADY

Enter in app

The design  
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pin; thence North 50 degrees 48 minutes 55 seconds West  
100.00 feet to an iron pin in the east right of way line of  
a private street; thence with the right of way line of the  
private street North 39 degrees 11 minutes 05 seconds East  
100.00 feet to a new iron pin and containing 0.230 acres,  
more or less.

LESS AND EXCEPTED: Tract CC

BEGINNING at a new iron pin in the line of Dale Wooten,  
which iron is located South 34 degrees 04 minutes 30 seconds  
East 52.21 feet from an existing iron pipe, the northwest  
corner for Dale Wooten in the line of Harold D. Mabe (DB  
107/385) and running thence with the Dale Wooten line South  
34 degrees 04 minutes 30 seconds East 104.43 feet to a new  
iron pin; thence South 39 degrees 11 minutes 05 seconds West  
100.00 feet to a new iron pin; thence North 34 degrees 04  
minutes 30 seconds West 104.43 feet to an iron pin in the  
east right of way line of a 50 ft. private street; thence  
with the right of way line of said street North 39 degrees  
11 minutes 05 seconds East 100.00 feet to the point of  
beginning and containing 0.230 acres, more or less.

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- Yadkin Deed 466 - 823 to ABC Service, LLC
- Yadkin Deed 466 - 827 to Lula Wooten
- Yadkin Deed 466 - 831 to EZ Supply
- Yadkin Deed 466 - 836 to ABC Service
- Yadkin Deed 466 - 841 to Lula Wooten

April 6, 1999

- Yadkin Deed 467 - 484 to ABC (8-14AM)
- Yadkin Deed 467 - 490 to Lula Wooten
- Yadkin Deed 467 - 497 to ABC Service, LLC
- Yadkin Deed 467 - 504 to Ruth Wooten
- Yadkin Deed 467 - 511 to EZ Supply, LLC
- Yadkin Deed 467 - 519 to Lula Wooten
- Yadkin Deed 467 - 527 to ABC Service, LLC
- Yadkin Deed 467 - 536 to EZ Supply, LLC
- Yadkin Deed 467 - 545 to Lula Wooten
- Yadkin Deed 467 - 554 to ABC Service, LLC
- Yadkin Deed 467 - 564 to EZ Supply, LLC
- Yadkin Deed 467 - 574 to ABC Service, LLC
- Yadkin Deed 467 - 584 to Lula Wooten
- Yadkin Deed 467 - 595 to ABC Service, LLC
- Yadkin Deed 467 - 606 to EZ Supply, LLC
- Yadkin Deed 467 - 619 to Lula Wooten
- Yadkin Deed 467 - 632 to ABC Service, LLC
- Yadkin Deed 467 - 646 to EZ Supply, LLC
- Yadkin Deed 467 - 660 to Lula Wooten
- Yadkin Deed 467 - 681 to ABC Service
- Yadkin Deed 467 - 696 EZ Supply, LLC
- Yadkin Deed 467 - 720 to Lula Wooten
- Yadkin Deed 467 - 736 to ABC Services, L...

April 13, 1999

0483  
0554  
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R8483 P0560

TRACT AA

BEGINNING at a new iron pin in the east right of way line of a 50 ft. private street, said iron pin being located South 39 degrees 11 minutes 05 seconds West 412.67 feet from a new iron pin in the line of Dale Wooten, which iron pin is located South 34 degrees 04 minutes 30 seconds East 52.21 feet from an iron pipe, Dale Wooten's northwest corner in the line of Harold D. Mabe (DB 107/385) and running thence from the beginning iron South 50 degrees 48 minutes 55 seconds East 100.00 feet to a new iron pin; thence South 39 degrees 11 minutes 05 seconds West 100.00 feet to a new iron pin; thence North 50 degrees 48 minutes 55 seconds West 100.00 feet to an iron pin in the east right of way line of a private street; thence with the right of way line of the private street North 39 degrees 11 minutes 05 seconds East 100.00 feet to a new iron pin and containing 0.230 acres, more or less.

REFERENCE: Book 467, Page 681

TRACT BB

BEGINNING at a new iron pin in the east right of way line of a 50 ft. private street, said iron pin being located South 39 degrees 11 minutes 05 seconds West 219.85 feet from a new iron pin in the line of Dale Wooten, which iron pin is located South 34 degrees 04 minutes 30 seconds East 52.21 feet from an iron pipe, Dale Wooten's northwest corner in the line of Harold D. Mabe (DB 107/385) and running thence from the beginning iron South 50 degrees 48 minutes 55 seconds East 100.00 feet to a new iron pin; thence South 39 degrees 11 minutes 05 seconds West 100.00 feet to a new iron pin; thence North 50 degrees 48 minutes 55 seconds West 100.00 feet to an iron pin in the east right of way line of a private street; thence with the right of way line of the private street North 39 degrees 11 minutes 05 seconds East 100.00 feet to a new iron pin and containing 0.230 acres, more or less.

REFERENCE: Book 467, Page 696

TRACT CC

BEGINNING at a new iron pin in the line of Dale Wooten, which iron is located South 34 degrees 04 minutes 30 seconds East 52.21 feet from an existing iron pipe, the northwest corner for Dale Wooten in the line of Harold D. Mabe (DB 107/385) and running thence with the Dale Wooten line South 34 degrees 04 minutes 30 seconds East 104.43 feet to a new iron pin; thence South 39 degrees 11 minutes 05 seconds West 100.00 feet to a new iron pin; thence North 34 degrees 04 minutes 30 seconds West 104.43 feet to an iron pin in the east right of way line of a 50 ft. private street; thence with the right of way line of said street North 39 degrees 11 minutes 05 seconds East 100.00 feet to the point of beginning and containing 0.230 acres, more or less.

REFERENCE: Book 467, Page 720

NO TAX

Tax Lot N  
Verified by  
by

Mail after

This instr: The property herein

Brief desc:

A map showing the

THIS DEED

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And the Grantor cov

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Title to the property

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corporate name by its si  
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WITNESS

ABC SERVICE,

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By: *Brady*

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ATTEST:

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private

Page

EZ SUPPLY, LL

By: *Brady*

Witness

ATTEST:

Doc ID: 004296500002 Type: COP  
Recorded: 01/23/2014 at 10:41:28 AM  
Page: 836.00 Page 1 of 2  
Polk, NC  
Shelia Whitacre Register of Deeds  
ex 404 pg 1818-1819

INSTRUMENT OF COMBINATION

Prepared by: *Y* Phillip R. Feagan  
Feagan Law Firm, PLLC  
P.O. Box 309  
Columbus, NC 28722

STATE OF NORTH CAROLINA  
COUNTY OF POLK

This Instrument of Combination is made the 20th day of January, 2014, by GARRY SMITHWICK and Wife, CARAMIA SMITHWICK.

Mailing Address: 318 Pearson Falls Road, Saluda, NC 28773

WITNESS:

THAT WHEREAS, GARRY SMITHWICK and Wife, CARAMIA SMITHWICK, own certain real property located in Polk County, North Carolina, which was acquired by the following Deed:

Deed from GARY G. ORTON and Wife, DONICE H. ORTON, to GARRY SMITHWICK and Wife, CARAMIA SMITHWICK, recorded in Book 402 at Page 870 (Lots 4 and 5, Miller Mountain Subdivision, P33-20 and P33-21), of the Polk County Registry.

AND WHEREAS, GARY G. ORTON and Wife, DONICE H. ORTON, wish to combine these properties into a single tract of land that will be described by one common boundary line for the purpose of complying with applicable provisions of the Polk County Zoning and Subdivision Ordinances and North Carolina General Statutes Section 161-14.1, to create one (1) tax parcel to be shown on the tax maps for Polk County, North Carolina; and

WHEREAS, this is a limited, special purpose instrument executed for the reason stated, is not a conveyance and does not change nor modify in any manner the ownership interests in the described property; and

WHEREAS, by execution and recordation of this Instrument of Combination, the described properties (Lots 4 and 5 of Miller Mountain Subdivision) are combined and contain a total of 6.53 acres and shall be described as follows:

BEING Lot Number 4 of Miller Mountain Subdivision, and being further described as all of that certain tract or parcel of land containing 3.30 acres, more or less, as shown and delineated upon a plat entitled, "John A. & Cynthia F. Federspiel, Tryon & Saluda Twps., Polk Co., No. Car.", dated December 8, 2000, prepared by Butler Associates, Registered Land Surveyor (L-3033), Tryon, N.C., bearing plat number 6190B, which plat is duly recorded in Card File D at Page 1022, in the Office of the Register of Deeds for Polk County, North Carolina; reference being made to said recorded plat for a full and

complete metes and bounds description of said Lot, pursuant to North Carolina General Statutes, Section 47-30(g), and

BEING Lot Number 5, containing 3.23 acres, more or less, as shown and delineated upon a plat entitled, "Miller Mountain Subdivision, Section II, Jack Story - Owner/Developer", Tryon Township, Polk County, North Carolina, dated November 3, 1986, and prepared by Waggoner & Rhodes, Reg. Land Surveyor (L-2874), Hendersonville, North Carolina, which plat is duly recorded in Card File A, Page 141 in the Office of the Register of Deeds for Polk County, North Carolina; reference being made to said recorded plat for a full and complete metes and bounds description of said Lot, pursuant to North Carolina General Statutes, Section 47-30(g).

IN WITNESS WHEREOF, GARRY SMITHWICK and Wife, CARAMIA SMITHWICK, have set their hands and seals the day and year first above written.

*Garry Smithwick* (SEAL)  
GARRY SMITHWICK  
*Caramia Smithwick* (SEAL)  
CARAMIA SMITHWICK

STATE OF NORTH CAROLINA  
COUNTY OF POLK

I, *Sharon K. Cantrell*, a Notary Public, certify that GARRY SMITHWICK and Wife, CARAMIA SMITHWICK, personally appeared before me this day and acknowledged the execution of the foregoing Instrument of Combination.

Witness my hand and notarial seal-stamp.

This the 20th day of January, 2014.



*Sharon K. Cantrell*  
Notary Public  
*Sharon K. Cantrell*  
Printed Name

My Commission Expires: *09-28-2018*

In North Carolina, we transfer ownership by the recorded muniment or “Document of Title”

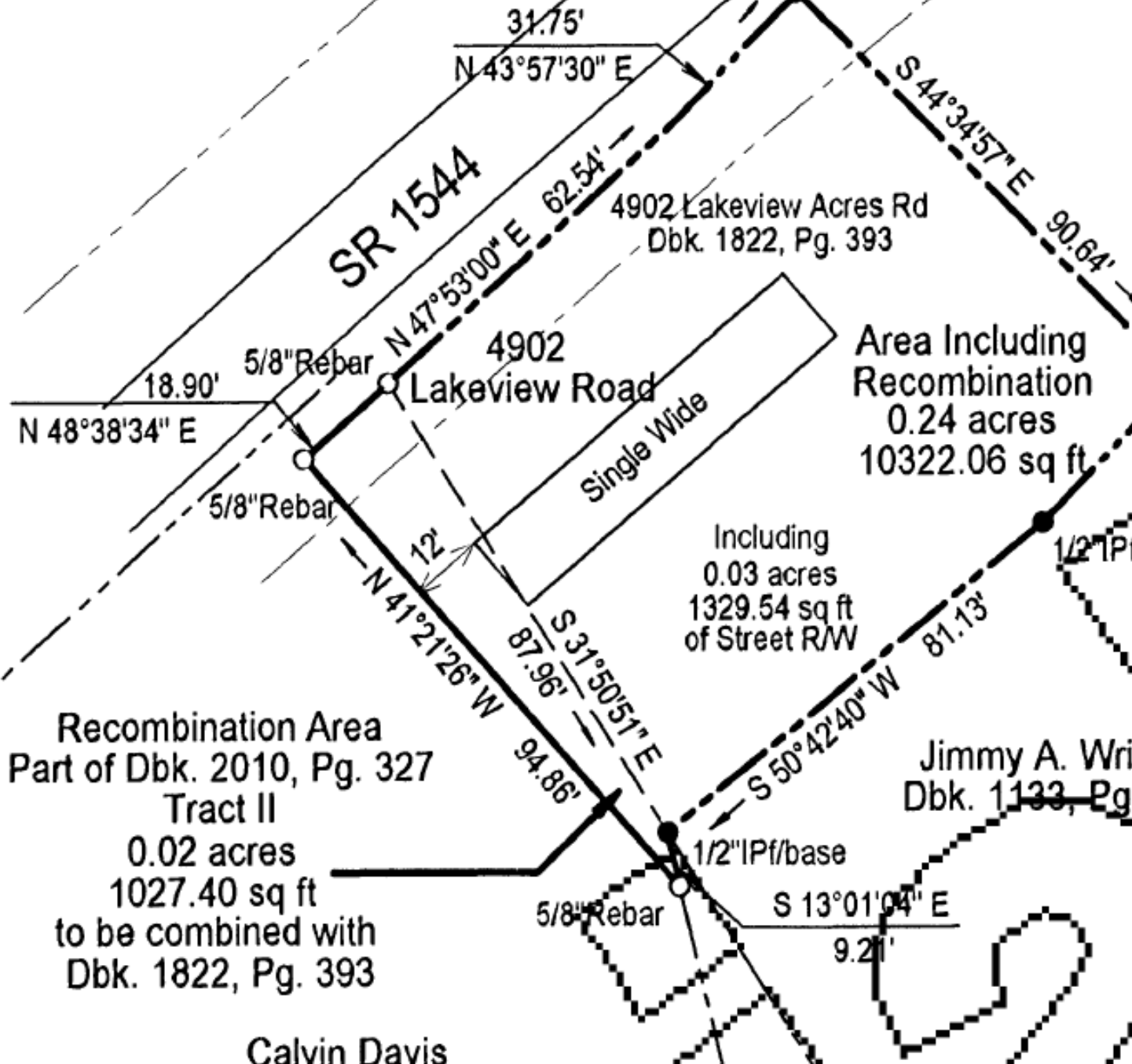


NOTE:

A plat is **NOT** a  
a “Document of  
Title”



Jim  
Dbk



Recombination Area  
Part of Dbk. 2010, Pg. 327  
Tract II  
0.02 acres  
1027.40 sq ft  
to be combined with  
Dbk. 1822, Pg. 393

Area Including  
Recombination  
0.24 acres  
10322.06 sq ft

Including  
0.03 acres  
1329.54 sq ft  
of Street R/W

Jimmy A. Wright  
Dbk. 1133, Pg. 179

Calvin Davis  
Dbk. 2010, Pg. 327



is hereby approved for recording.

is owner(s) of the property shown and  
get the plan of recombination with my/our fee  
from hence to within the  
city, North Carolina.

*Ron Shuffler, Admin. Billy Howard  
Estates*

by, such as the recombination of existing parcels,  
or an exception to the definition of subdivision.

ombination Survey  
of the  
etty S. Howard  
property  
for  
Ron Shuffler

p. Burke County, North Carolina  
94-102-1-20 and 84-102-1-20  
734807136 and 3734807180  
3/12/2013 Area by D.M.D.  
ald G. Bolick  
Lowman Drive SE  
use, N.C. 28600 Tel. 828 874-2761  
email: gbolick@shuffler.com  
essional Land Surveyor L-3688

WITNESSETH that Grantors, for a valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto Grantees, in fee simple, all that certain lot or parcel of land situated in Drexel Township, Burke County, North Carolina and more particularly described as follows:

BEING all of Lot H, containing 0.02 acres or 1027.40 square feet, as shown on plat of survey entitled "A Recombination Survey of the Betty S. Howard Property," dated May 31, 2013, prepared by Donald G. Bolek, and recorded in Plat Book 43, page 102, Burke County Registry.

BACK REFERENCE: Part of Book 2010, page 327, Burke County Registry.

TAX PIN NO.: Part of 2734857136

TAX MAP NO.: Part of 64-102-1-19


NOTE: The Grantees are heirs at law of Betty Shuffler Howard who died intestate on August 30, 2012. This property is being conveyed to the Grantees in the same ownership interests as the Grantees own in the adjoining parcel that the Grantees inherited from Betty Shuffler Howard. See Estate file 12 E 637 in the office of the Clerk of Superior Court for Burke County, North Carolina. This parcel is being combined with the Grantees' existing parcel as described in that deed recorded in Book 1822, page 393, Burke County Registry (Tax PIN 2734857680; Tax Map No.: 64-102-1-20).

~~appertaining to the Grantees in fee simple.~~

And the Grantors covenant with the Grantees, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, the title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

SUBJECT TO all recorded easements, rights of way, and restrictions, if any, and SUBJECT TO the lien of 2013 ad valorem taxes.

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

  
CALVIN DAVIS (seal)





THIS DEED made this 20<sup>th</sup> day of June, 2013, by and between

GRANTOR:

CALVIN DAVIS, widower

3525 Amanda Northern Road  
Carroll, OH 43112

TYRA DARLENE WAGNER, aka Tyra Wagner,  
and husband, WESLEY ALLAN WAGNER

4507 Stringtown Rd.  
Lancaster, OH 43130

GRANTEE:

ROBERT JOE SHUFFLER, a 1/8<sup>th</sup> undivided interest; PAUL HERBERT SHUFFLER, a 1/8<sup>th</sup> undivided interest; CHRISTINE BROWNING SHUFFLER, a 1/24<sup>th</sup> undivided interest; JOE EDDIE SHUFFLER, a 1/60<sup>th</sup> undivided interest; DERAЕ NELL SHUFFLER, a 1/60<sup>th</sup> undivided interest; ELIZABETH SHUFFLER LAMB, a 1/60<sup>th</sup> undivided interest; HOLLY LYNN SHUFFLER, a 1/60<sup>th</sup> undivided interest; DUSTIN ALLEN SHUFFLER, a 1/60<sup>th</sup> undivided interest; NANCY SUE SHUFFLER RANDALL, a 1/8<sup>th</sup> undivided interest; VICKIE STAMEY SHUFFLER, a 1/24<sup>th</sup> undivided interest; MICHAEL WILLIAM SHUFFLER, a 1/36<sup>th</sup> undivided interest; RAMONA SHUFFLER BERRY, a 1/36<sup>th</sup> undivided interest; GARY RAY SHUFFLER, a 1/36<sup>th</sup> undivided interest; GEORGE SAUNDERS SHUFFLER, a 1/8<sup>th</sup> undivided interest; MENDEL THOMAS ROBERTS, JR., a 1/24<sup>th</sup> undivided interest; PHILIP KENT ROBERTS, a 1/24<sup>th</sup> undivided interest; MENDE BETH ROBERTS SMITH, a 1/24<sup>th</sup> undivided interest; JAMES RONNIE SHUFFLER, a 1/8<sup>th</sup> interest

FOR

WITNESSETH that Grantors, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto Grantee, in fee simple, all that certain lot or parcel of land situated in Drexel Township, Burke County, North Carolina and more particularly described as follows:

TRACT I: BEGINNING on an iron pipe found, said iron pip being located 11.30 feet south of the pavement of SR 1544 (Lakeview Acres Road), and runs the following two (2) courses and distances: (1) North 47° 53' East 62.42 feet to an iron pipe set and (2) South 43° 57' 48" West 32.83 feet to an iron pipe set and (3) South 50° 45' West 81.10 feet to an iron pipe set; thence with the George Shuffler property east line North 32° West 87.92 feet to the point of BEGINNING and containing 0.213 acres, more or less. The above described real property taken from surveys entitled "Will G. Shuffler to Betty Howard" prepared by Piedmont Surveying Co. dated September 1977 and "Survey for Betty S. Howard" prepared by Herman D. Bolick.

**NORTH CAROLINA GENERAL WARRANTY DEED**

Revenue Stamps: \$54.00

Prepared by/mail to: MARC MITCHELL, P.A., PO DRAWER 69, VALDESE, NC

THIS DEED made this 6<sup>th</sup> day of February, 2014, by and between

<p><b>GRANTOR:</b>          ROBERT JOE SHUFFLER and wife, SUE BARNES SHUFFLER;          PAUL HERBERT SHUFFLER, not married;          CHRISTINE SHUFFLER, widow, individually and as administratrix of the Estate of Billy Ray Shuffler; NANCY SUE SHUFFLER RANDALL, widow; GEORGE SAUNDERS SHUFFLER and wife, SUE BENFIELD SHUFFLER;          JAMES RONNIE SHUFFLER and wife, LAURA T. SHUFFLER;          MICHAEL WILLIAM SHUFFLER, widower;          RAMONA SHUFFLER BERRY and husband, MICHAEL BERRY;          GARY RAY SHUFFLER, not married;          VIVIAN "VICKIE" STAMEY SHUFFLER, widow, individually and as administratrix of the Estate of John William Shuffler; MENDEL THOMAS ROBERTS, JR. and wife, SHARON S. ROBERTS; PHILIP KENT ROBERTS and wife, LESLIE M. ROBERTS; and MENDE BETH ROBERTS, not married; JOSHUA DALE WILLS, not married</p> <p>P.O. Box 853          Valdese, NC 28690</p>	<p><b>GRANTEE:</b>          DARRELL B. FINNEY</p> <p>813 Praley Street SW          Valdese, NC 28690</p>
--	--

Back reference: Book 1822, page 393, Burke County Registry.

TRACT II: BEING all of Lot II, containing 0.02 acres or 1027.40 square feet, as shown on plat of survey entitled "A Recombination Survey of the Betty S. Howard Property," dated May 31, 2013, prepared by Donald G. Bolick, and recorded in Plat Book 43, page 102, Burke County Registry.

Back reference: Book 2095, page 987, Burke County Registry.

BACK REFERENCE: Estate File No. 12 E 637 in the office of the Clerk of Superior Court of Burke County. See also Estate File No. 13 E 806 and 13 E 256 in the office of the Clerk of Superior Court for Burke County. See also special proceeding file 13 SP 476 in the office of the Clerk of Superior Court for Burke County.

TAX PIN NO.: 2734857680  
TAX MAP NO.: 64-102-1-20

All or a portion of the property herein conveyed  includes or  does not include the primary residence of a Grantor.

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 Grantors covenant with the Grantee, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, the title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

SUBJECT TO all recorded easements, rights of way, and restrictions, if any. SUBJECT TO the lien of 2014 ad valorem taxes.

SIGNATURES ON THE FOLLOWING PAGES

FOR REGISTRATION REGISTER OF DEEDS  
 Elizabeth T. Cooper  
 Burke County, NC  
 February 21, 2014 04:56:48 PM  
 Book 2126 Page 542-550  
 FEE: \$26.00  
 NC REVENUE STAMP: \$54.00  
 INSTRUMENT # 2014001320



INSTRUMENT # 2014001320

June, 2013, by and between

## GRANTEE:

ROBERT JOE SHUFFLER, a 1/8<sup>th</sup> undivided interest; PAUL HERBERT SHUFFLER, a 1/8<sup>th</sup> undivided interest; CHRISTINE BROWNING SHUFFLER, a 1/24<sup>th</sup> undivided interest; JOE EDDIE SHUFFLER, a 1/60<sup>th</sup> undivided interest; DERAEE NELL SHUFFLER, a 1/60<sup>th</sup> undivided interest; ELIZABETH SHUFFLER LAMB, a 1/60<sup>th</sup> undivided interest; HOLLY LYNN SHUFFLER, a 1/60<sup>th</sup> undivided interest; DUSTIN ALLEN SHUFFLER, a 1/60<sup>th</sup> undivided interest; NANCY SUE SHUFFLER RANDALL, a 1/8<sup>th</sup> undivided interest; VICKIE STAMEY SHUFFLER, a 1/24<sup>th</sup> undivided interest; MICHAEL WILLIAM SHUFFLER, a 1/36<sup>th</sup> undivided interest; RAMONA SHUFFLER BERRY, a 1/36<sup>th</sup> undivided interest; GARY RAY SHUFFLER, a 1/36<sup>th</sup> undivided interest; GEORGE SAUNDERS SHUFFLER, a 1/8<sup>th</sup> undivided interest; MENDEL THOMAS ROBERTS, JR., a 1/24<sup>th</sup> undivided interest; PHILIP KENT ROBERTS, a 1/24<sup>th</sup> undivided interest; MENDE BETH ROBERTS SMITH, a 1/24<sup>th</sup> undivided interest; JAMES RONNIE SHUFFLER, a 1/8<sup>th</sup> interest

Wagner,  
ER

## NORTH CAROLINA GENERAL WARRANTY DEED

Revenue Stamps: \$54.00

Prepared by/mail to: MARC MITCHELL, P.A., PO DRAWER 69, VALDESE, NC 28690

THIS DEED made this 6<sup>th</sup> day of February, 2014, by and between

## GRANTOR:

ROBERT JOE SHUFFLER and wife, SUE BARNES SHUFFLER;  
 PAUL HERBERT SHUFFLER, not married;  
 CHRISTINE SHUFFLER, widow, individually and as administratrix of the Estate of Billy Ray Shuffler; NANCY SUE SHUFFLER RANDALL, widow; GEORGE SAUNDERS SHUFFLER and wife, SUE BENFIELD SHUFFLER;  
 JAMES RONNIE SHUFFLER and wife, LAURA T. SHUFFLER;  
 MICHAEL WILLIAM SHUFFLER, widower; RAMONA SHUFFLER BERRY and husband, MICHAEL BERRY;  
 GARY RAY SHUFFLER, not married;  
 VIVIAN "VICKIE" STAMEY SHUFFLER, widow, individually and as administratrix of the Estate of John William Shuffler; MENDEL THOMAS ROBERTS, JR. and wife, SHARON S. ROBERTS; PHILIP KENT ROBERTS and wife, LESLIE M. ROBERTS; and MENDE BETH ROBERTS, not married; JOSHUA DALE WILLS, not married

P.O. Box 853  
 Valdese, NC 28690

## GRANTEE:

DARRELL B. FINNEY

813 Praley Street SW  
 Valdese, NC 28690



**GRANTEE:**

ROBERT JOE SHUFFLER, a 1/8<sup>th</sup> undivided interest; PAUL HERBERT SHUFFLER, a 1/8<sup>th</sup> undivided interest; CHRISTINE BROWNING SHUFFLER, a 1/24<sup>th</sup> undivided interest; JOE EDDIE SHUFFLER, a 1/60<sup>th</sup> undivided interest; DERAЕ NELL SHUFFLER, a 1/60<sup>th</sup> undivided interest; ELIZABETH SHUFFLER LAMB, a 1/60<sup>th</sup> undivided interest; HOLLY LYNN SHUFFLER, a 1/60<sup>th</sup> undivided interest; DUSTIN ALLEN SHUFFLER, a 1/60<sup>th</sup> undivided interest; NANCY SUE SHUFFLER RANDALL, a 1/8<sup>th</sup> undivided interest; VICKIE STAMEY SHUFFLER, a 1/24<sup>th</sup> undivided interest; MICHAEL WILLIAM SHUFFLER, a 1/36<sup>th</sup> undivided interest; RAMONA SHUFFLER BERRY, a 1/36<sup>th</sup> undivided interest; GARY RAY SHUFFLER, a 1/36<sup>th</sup> undivided interest; GEORGE SAUNDERS SHUFFLER, a 1/8<sup>th</sup> undivided interest; MENDEL THOMAS ROBERTS, JR., a 1/24<sup>th</sup> undivided interest; PHILIP KENT ROBERTS, a 1/24<sup>th</sup> undivided interest; MENDE BETH ROBERTS SMITH, a 1/24<sup>th</sup> undivided interest; JAMES RONNIE SHUFFLER, a 1/8<sup>th</sup> interest

Deed 2095 / 987	%
Robert Joe Shuffler	0.12500000
Paul Herbert Shuffler	0.12500000
Christine Browning Shuffler	0.04166667
Joe Eddie Shuffler	0.01666667
Derea Nell Shuffler	0.01666667
Elizabeth Shuffler Lamb	0.01666667
Holly Lynn Shuffler	0.01666667
Dustin Allen Shuffler	0.01666667
Nancy Sue Shuffler Randall	0.12500000
Vickie Stamey Shuffler	0.04166667
Michael William Shuffler	0.02777778
Ramona Shuffler Berry	0.02777778
Gary Ray Shuffler	0.02777778
George Saunders Shuffler	0.12500000
Mendel Thomas Roberts, Jr	0.04166667
Philip Kent Roberts	0.04166667
Mende Beth Roberts Smith	0.04166667
James Ronnie Shuffler	0.12500000
	1.00000000

GRANTEE: **Deed 2095 / 987**

ROBERT JOE SHUFFLER, a 1/8<sup>th</sup> undivided interest; PAUL HERBERT SHUFFLER, a 1/8<sup>th</sup> undivided interest; CHRISTINE BROWNING SHUFFLER, a 1/24<sup>th</sup> undivided interest; JOE EDDIE SHUFFLER, a 1/60<sup>th</sup> undivided interest; DERAE NELL SHUFFLER, a 1/60<sup>th</sup> undivided interest; ELIZABETH SHUFFLER LAMB, a 1/60<sup>th</sup> undivided interest; HOLLY LYNN SHUFFLER, a 1/60<sup>th</sup> undivided interest; DUSTIN ALLEN SHUFFLER, a 1/60<sup>th</sup> undivided interest; NANCY SUE SHUFFLER RANDALL, a 1/8<sup>th</sup> undivided interest; VICKIE STAMEY SHUFFLER, a 1/24<sup>th</sup> undivided interest; MICHAEL WILLIAM SHUFFLER, a 1/36<sup>th</sup> undivided interest; RAMONA SHUFFLER BERRY, a 1/36<sup>th</sup> undivided interest; GARY RAY SHUFFLER, a 1/36<sup>th</sup> undivided interest; GEORGE SAUNDERS SHUFFLER, a 1/8<sup>th</sup> undivided interest; MENDEL THOMAS ROBERTS JR, a 1/24<sup>th</sup> undivided interest; PHILIP KENT ROBERTS, a 1/24<sup>th</sup> undivided interest; MENDE BETH ROBERTS SMITH, a 1/24<sup>th</sup> undivided interest; JAMES RONNIE SHUFFLER, a 1/8<sup>th</sup> interest

P.O. Box 853, Valdese, NC 28690

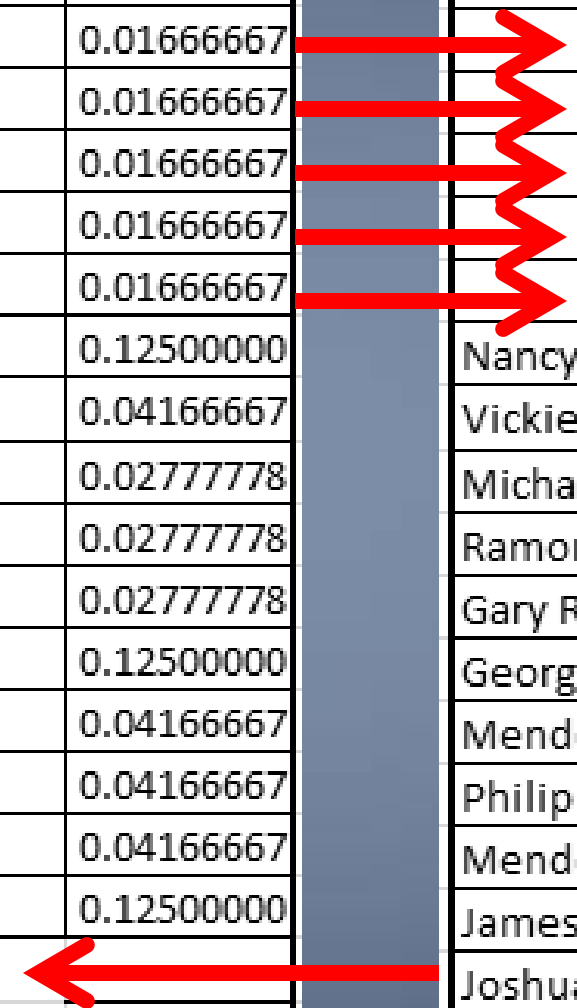
GRANTOR **Deed 2126 / 542**

ROBERT JOE SHUFFLER and wife, SUE BARNES SHUFFLER;  
PAUL HERBERT SHUFFLER, not married;  
CHRISTINE SHUFFLER, widow, individually and as administratrix of the Estate of Billy Ray Shuffler; NANCY SUE SHUFFLER RANDALL, widow; GEORGE SAUNDERS SHUFFLER and wife, SUE BENFIELD SHUFFLER;  
JAMES RONNIE SHUFFLER and wife, LAURA T. SHUFFLER;  
MICHAEL WILLIAM SHUFFLER, widower;  
RAMONA SHUFFLER BERRY and husband, MICHAEL BERRY;  
GARY RAY SHUFFLER, not married;  
VIVIAN "VICKIE" STAMEY SHUFFLER widow, individually and as administratrix of the Estate of John William Shuffler; MENDEL THOMAS ROBERTS JR. and wife, SHARON S. ROBERTS; PHILIP KENT ROBERTS and wife, LESLIE M. ROBERTS; and MENDE BETH ROBERTS, not married; JOSHUA DALE WILLS, not married

P.O. Box 853  
Valdese, NC 28690

Deed 2095 / 987	%
Robert Joe Shuffler	0.12500000
Paul Herbert Shuffler	0.12500000
Christine Browning Shuffler	0.04166667
Joe Eddie Shuffler	0.01666667
Derea Nell Shuffler	0.01666667
Elizabeth Shuffler Lamb	0.01666667
Holly Lynn Shuffler	0.01666667
Dustin Allen Shuffler	0.01666667
Nancy Sue Shuffler Randall	0.12500000
Vickie Stamey Shuffler	0.04166667
Michael William Shuffler	0.02777778
Ramona Shuffler Berry	0.02777778
Gary Ray Shuffler	0.02777778
George Saunders Shuffler	0.12500000
Mendel Thomas Roberts, Jr	0.04166667
Philip Kent Roberts	0.04166667
Mende Beth Roberts Smith	0.04166667
James Ronnie Shuffler	0.12500000
	1.00000000

Deed 2126 / 542
Robert Joe Shuffler et ux Sue
Paul Herbert Shuffler - not married
Christine Shuffler - widow
Nancy Sue Suffler Randall - widow
Vickie Stamey Shuffler - widow
Michael William Shuffler - widower
Ramona Shuffler Berry et vir Michael
Gary Ray Shuffler - not married
George Saunders Shuffler et vir Sue
Mendel Thomas Roberts, Jr. et ux Sharon
Philip Kent Roberts et ux Leslie
Mende Beth Roberts - not married
James Ronnie Shuffler et ux Laura
Joshua Dale Wills - not married



- By careful analysis of the deed description, the components of the deed, more accurate Land Records can be maintained in the County Cadastre leading to a peace and harmony across the county!