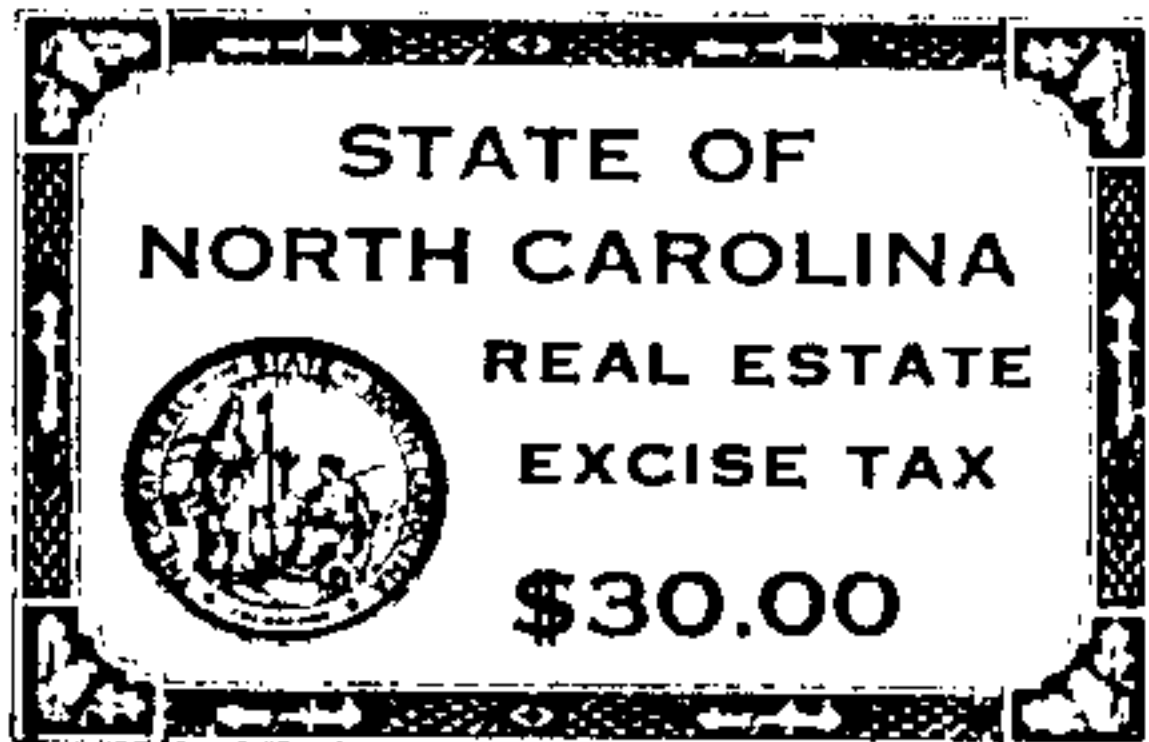




4/25/88
1:40pm
\$30.00 Recd
10.00
40.00 pd

Excise Tax \$30.00

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 19____
by _____

Mail after recording to _____

☒ This instrument was prepared by _____ Russell J. Hollers, Attorney at Law, Box 567, Troy, N. C. 27371
Brief description for the Index 3.00 acres ± - less reservations Uwharrie Township

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 13th day of April, 1988, by and between

GRANTOR

GRANTEE

HILTON JONES COCHRAN, SR. and wife
BETTY CHARLES McLEOD COCHRAN

PFEIFFER COLLEGE

of Montgomery County
North Carolina

Drawer M
Misenheimer, N. C. 28109

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 City of _____, _____ Township, _____

Montgomery

County, North Carolina and more particularly described as follows:

Lying on the East side of the Pee Dee River North of its intersection with the Uwharrie River; bound on the North and South by Hilton Jones Cochran, Sr. et ux property, bound on the East by the Uwharrie National Forest Tract #5, bound on the West by the 246 Contour line of Carolina Power and Light Company, being more particularly described as follows:
BEGINNING at an iron pipe in a West line of the Uwharrie National Forest Tract #5, being located North 3 degrees 03 minutes East 1188.00 feet North of the South corner of the Cochran 101.1 acre tract, less exceptions, described in Deed Book 230 at Page 410 in the Montgomery County Registry, running thence from said beginning a new line South 75 degrees 58 minutes West 506.82 feet to an iron pipe in the 246 Contour line of Carolina Power and Light Company; thence with said 246 foot Contour line North 12 degrees 33 minutes West 81.43 feet to an iron pin by dogwood pointer; thence North 20 degrees 08 minutes West 146.00 feet to an iron pin; thence North 15 degrees 34 minutes West 12.40 feet to an iron pipe; thence a new line North 75 degrees 58 minutes East 594.00 feet to an iron pipe in a West line of Uwharrie National Forest Tract #5; thence as said Uwharrie National Forest line South 3 degrees 03 minutes West 250.00 feet to the Beginning, containing 3.00 acres, more or less, and being a portion of the Hilton Jones Cochran, Sr. et ux 101.1 acre, less exceptions, tract described in Deed Book 230 at Page 410 in the Montgomery County Registry, pursuant to the plat and survey prepared by Carl L. Lee, RLS, L-2779, dated April 5, 1988, a copy of which is attached hereto and to which reference is made as if set out fully herein.

THERE IS RESERVED to grantors, their heirs, successors and assigns, a perpetual, non-exclusive 30 feet wide right of way and easement for ingress and egress across the west end of the

3 acre tract, with said easement being more particularly described on said attached plat.

THERE IS ALSO RESERVED to grantors, their heirs, successors and assigns, a perpetual, non-exclusive 60 feet wide right of way and easement for ingress and egress across the east end of the 3 acre tract, with said easement being more particularly described on said attached plat.

THERE IS EXCEPTED AND RESERVED to the grantors, their heirs, successors and assigns, any and all rights to oil or other petroleum products found on said 3 acre tract.

THERE IS ALSO CONVEYED to the grantee herein a 60 feet wide easement for ingress and egress along the existing trail leading to the 3 acre tract across the remaining property of the grantors herein. It is contemplated by the parties hereto that grantee will build a road across grantors property and at that time parties hereto agree to sign any and all instruments to make more definite the easement for the road.

The property hereinabove described was acquired by Grantor by instrument recorded in _____

A map showing the above described property is recorded in Plat 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 is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

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.

(Corporate Name)

By: _____

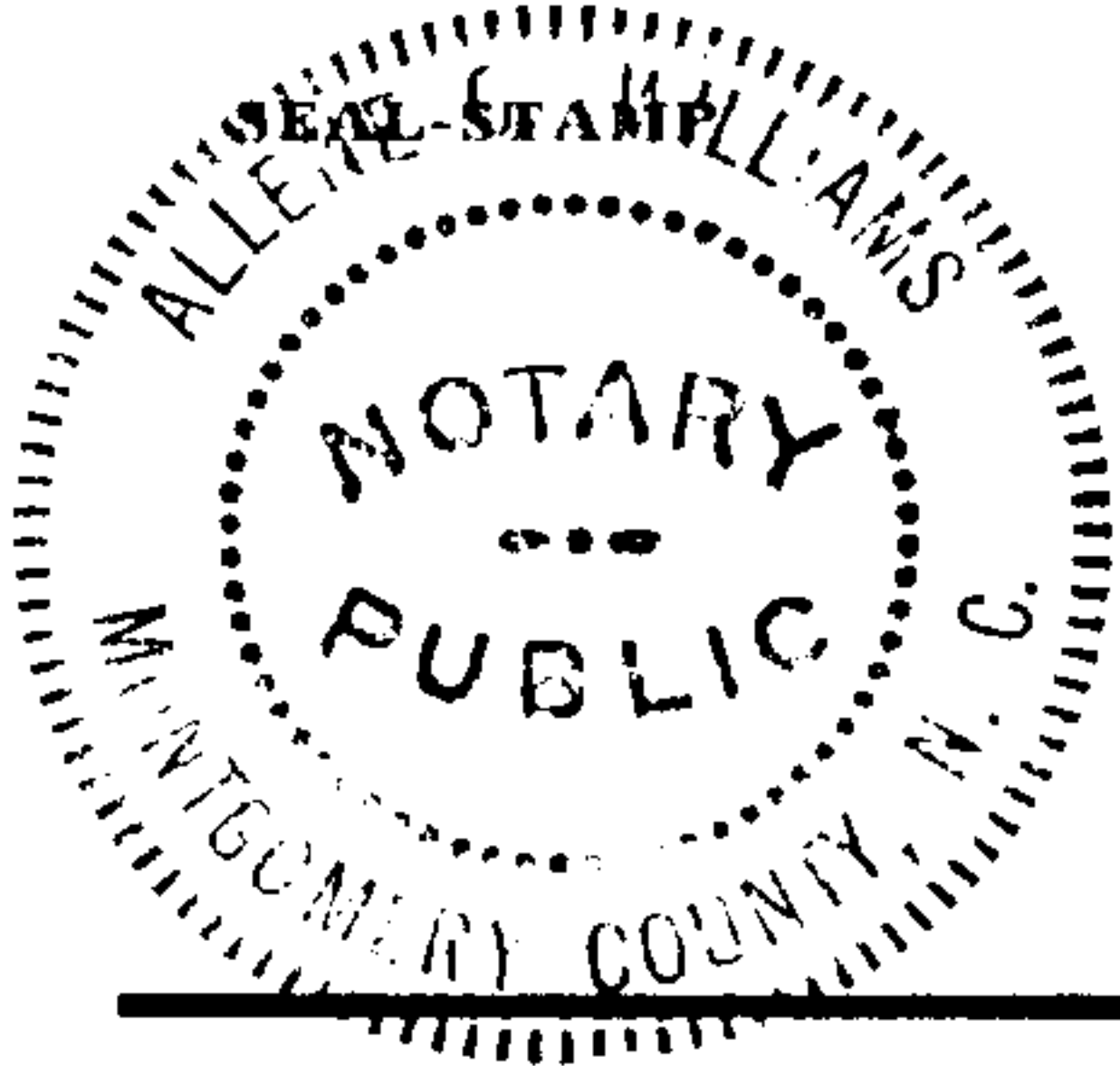
President

ATTEST: _____

Secretary (Corporate Seal)

USE BLACK INK ONLY

Hilton Jones Cochran, Sr. (SEAL)
Betty Charles McLeod Cochran (SEAL)



SEAL-STAMP

NORTH CAROLINA, _____ Montgomery _____ County.

I, a Notary Public of the County and State aforesaid, certify that _____
Hilton Jones Cochran, Sr. and wife, Betty Charles McLeod Cochran, Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this 13th day of April, 1988.

My commission expires: 10-27-90 _____ Allene C. Williams Notary Public

NORTH CAROLINA, _____ County.

I, a Notary Public of the County and State aforesaid, certify that _____
personally came before me this day and acknowledged that _____ he is _____ Secretary of
_____ a North Carolina corporation, and that by authority duly
given and as the act of the corporation, the foregoing instrument was signed in its name by its _____
President, sealed with its corporate seal and attested by _____ as its Secretary.
Witness my hand and official stamp or seal, this _____ day of _____, 19____.

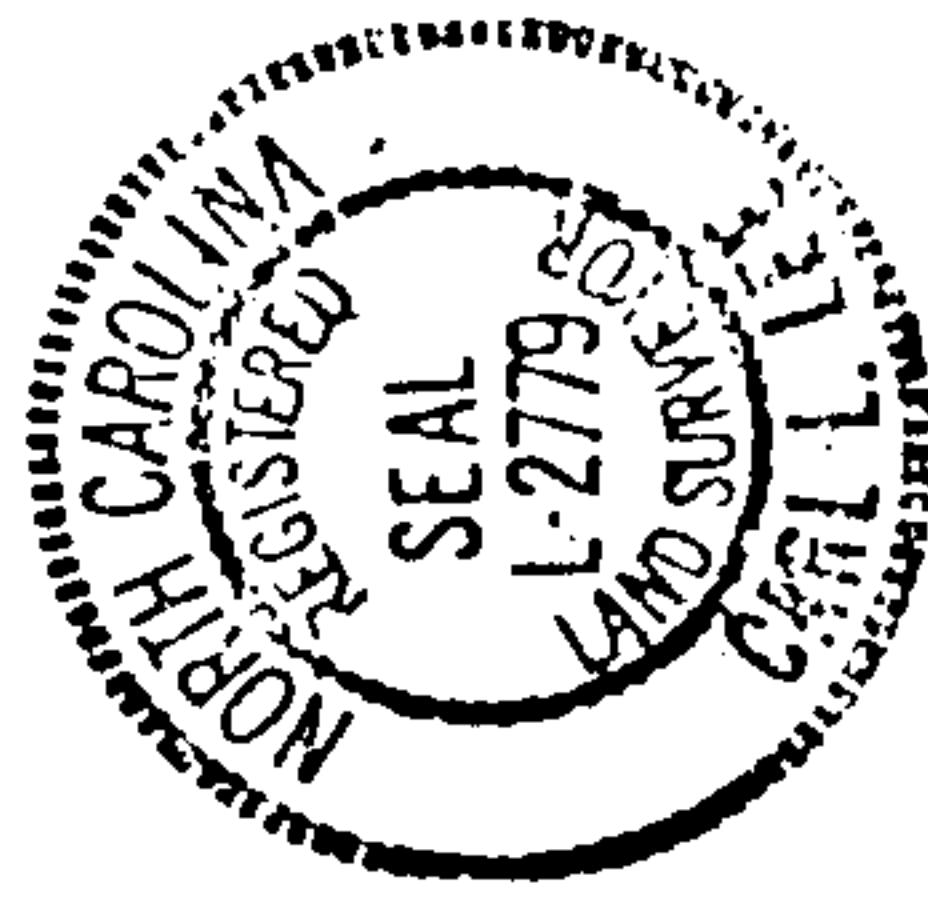
My commission expires: _____ Notary Public

The foregoing Certificate(s) of _____

STATE OF NORTH CAROLINA
COUNTY OF MONTGOMERY

The foregoing certificate(s) of Allene C. Williams
is (are) certified to be correct. This instrument was presented for registration this day and hour and duly recorded in the Office of
the Register of Deeds of MONTGOMERY County, N. C. in Book 230 at Page 795

This the 25th day of April, 1988, at 1:40 o'clock PM.
Sally M. Morris by Mary B. _____
REGISTER OF DEEDS



Carl L. Lee

SURVEY FOR:
HILTON JONES COCHRAN, SR.
UWHARRIE TOWNSHIP
MONTGOMERY COUNTY, NORTH CAROLINA
APRIL 5, 1988 SCALE: 1" = 60'

CARL L. LEE R.L.S. L-2775
ROCKINGHAM, NORTH CAROLINA



UWHARRIE NATIONAL FOREST
TRACT #5

U.S.F.B. AL. MONUMENT
CORNER TRACT #5

60' WIDE ACCESS EASEMENT

SOUTH CORNER OF THE
HILTON J. COCHRAN, SR.
10.11 TRACT DESCRIBED
IN DEED BOOK 230 - PAGE 410

HILTON J. COCHRAN, SR.
230 | 410

N 75°-58'E
594.00'

3.00 ACRES

506.82'
S 75°-58'W

HILTON J. COCHRAN, SR.
230 | 410

DEED REFERENCE:
BOOK 230 - PAGE 410
MONTGOMERY COUNTY REGISTRY

