

Prepared under the direction
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UNITED STATES DEPARTMENT OF AGRICULTURE
FARMERS HOME ADMINISTRATION

QUITCLAIM DEED

The UNITED STATES OF AMERICA, acting through the Administrator of the Farmers Home Administration, United States Department of Agriculture, CONVEYS and QUITCLAIMS to FRANKLIN DAVID POINDEXTER, JR.

Grantee, for the sum of SIXTY-THREE THOUSAND DOLLARS AND NO/100 (\$63,000.00)

all interest in the following described real estate situated in the County of PERSON

State of NORTH CAROLINA

, to-wit:

SEE ATTACHMENT A

Transfer Information Received
This 4th Day of March, 1992
Bruce F. Solomon CPA/Blaker
Person County Assessor

7460

FILED FOR RECORD

MAR 4 3 56 PM '93

AMANDA W. GARRETT
REGISTER OF DEEDS
PERSON COUNTY, NC

Unofficial Document

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ATTACHMENT A

Lying in Bushy Fork township, Person County, N.C. and being more particularly described and defined by metes and bounds as follows, viz: Beginning at a stone found, corner of Jim Morton Estate Property, and running thence with the Jim Morton Estate line North 83°58' West 1552.0 feet to an iron stake, another corner of Jim Morton Estate; thence still with the Jim Morton Estate line, north 4°08' East 1392.0 feet to a stone found, Jim Morton corner in Robert Melton's line; thence with the line of Robert Melton and Mary Ellen Chambers, south 84°58' East 1797.06 feet to an iron pin set in the southern boundary of the lands of Mary Ellen Chambers and marking a common corner with Tony Ray Stone; thence along a new western boundary of Tony Ray Stone, South 11°41' 17" East 662.02 feet to an iron pin set; thence along the southern boundary of Tony Ray Stone North 76°34' 06" East 436.03 feet to an iron pin, joint corner of Tony Ray Stone and the retained lands of Franklin D. Stone; thence along the retained lands of Franklin D. Stone, North 27°55' 48" East 36.60 feet to an iron pin; thence along the Southern Boundary of the lands of Tony Ray Stone, North 72°20' 30" East 536.41 feet to an iron pin set in the centerline of the pavement of State Road No. 1111 leading to Bushy Fork; thence with J. A. Whitfield Estate line, South 10°54' West 886.2 feet to an iron pin, joint corner of J. A. Whitfield Estate, Franklin D. Stone retained lands and Eunice Airie Pierce properties; thence along the southern boundary of the retained lands of Franklin D. Stone, South 50°49' 12" West 200.0 feet to an iron pin; thence South 62°53' 18" West 200.0 feet to an iron pin marking the northwest corner of Iris Royster Poteat and the retained lands of Franklin D. Stone; thence along the western boundary of Iris Royster Poteat, South 30°30' 00" East 400.0 feet to an iron pin set in the center of State Road No. 1110, the same marking a new Southeast corner of the retained Stone lands; thence with the center of said road the following courses and distances: North 72°13' West 72.8 feet; north 63°48' West 548.5 feet to a stake, Jim Morton's Estate and Kenneth Briggs' corner; thence with Jim Morton Estate line North 3°12' East 120.8 feet to the point of beginning, containing approximately 78.877 acres more or less.

This is the same property as shown on plat entitled "Property of Franklin D. Stone" surveyed by G. Vance Powell, R.L.S. on November 18, 1964 and recorded in Plat Book 10, Page 91, Person County Registry saving and excepting the following tracts which have been conveyed:

TRACT #1

That certain parcel of realty identified as lot #1 on a survey plot recorded in Book 142, Page 438, Person County Registry, surveyed by Phillip J. Hall, R.L.S. #1378, 12/75

Attachment

and containing approximately .926 acres. Refer to release deed dated 9/6/77 recorded in Book 149, Page 455, Person County Registry.

TRACT #2

That certain parcel of realty which is designated as lot #2 of a certain plat entitled "Property of Franklin Stone" surveyed December 1975 by Phillip J. Hall, R.L.S. #1378 which plat is recorded in Book 142, Page 439 in the Person County Registry and which contains approximately .926 acres more or less. See also Release Deed dated 9/6/77 recorded in Book 149, Page 455.

TRACT #3

That certain parcel of realty depicted as lot #3 on a certain plat entitled "Property of Franklin Stone" surveyed by Phillip J. Hall, R.L.S. #1378 which plat is recorded in Deed Book 19, Page 305, Person County Registry and which contains approximately .924 acres. For further reference see Deed Book 157, Page 191, Person County Registry.

TRACT #4

That certain parcel of realty depicted as lot #4 on a certain plot of survey entitled "Property of Franklin Stone", surveyed November, 1976 by Phillip J. Hall, R.L.S. #1378 and recorded in Book 19, Page 305, Person County Registry containing approximately .927 acre. For further reference see Deed Book 170, Page 235, Person County Registry.

TRACT #5

That certain tract or parcel of realty containing approximately 3.0 acres as depicted on a certain plat of survey entitled "Property of Franklin Stone", surveyed November 1982 by Neal C. Hamlett, R.L.S. #2465 and recorded in Plat Cabinet 1, Page ____ and further described in Deed Book 181, Page 938 of the Person County Registry.

TRACT #6

That certain 5.82 acre tract of land depicted on a certain plat of survey entitled "Property of Franklin D. Stone", surveyed February 10, 1973, by Phillip J. Hall, R.L.S. which plat is recorded in Plat Book 18, Page 133, Person County Registry. The property, herein is further described as being all of that property conveyed in a certain deed from Betty C. Stone to Franklin D. Stone dated 4/10/75 and recorded in Deed Book 198, Page 183, Person County Registry.

The Grantees hereby agree to secure and follow a Soil Conservation Plan to be prepared by the Soil Conservation Service which is to include provisions to protect the property's natural flood plain wetland vegetation from conversion to agricultural use and to provide for filtration of upland run-off and to prevent erosion.

