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MACON

84-15-94

This instrument prepared by:
Lawrence M. Patton, Jr.
JONES, KEY, MELVIN & PATTON, P. A.
Franklin, North Carolina, 28734



\$6.00
Real Estate
Excise Tax

NORTH CAROLINA
MACON COUNTY

WARRANTY DEED

THIS DEED, Made this the 22nd day of March, 1994, by LAWRENCE C. HOWARD, JR. and wife, MARGARET S. HOWARD, of Macon County, State of North Carolina, parties of the first part, and DANIEL B. CABE and wife, LORI L. CABE, of 2615 Georgia Highway, Otto, North Carolina 28763, parties of the second part; whether one or more; the neuter gender shall be deemed to include the masculine and the feminine and the singular number the plural, and vice versa;

WITNESSETH, That the said parties of the first part, in consideration of Ten Dollars and other valuable consideration, the receipt of which is hereby acknowledged, have bargained and sold and by these presents do bargain, sell and convey unto said parties of the second part, their heirs and assigns, a certain tract or parcel of land in Smithbridge Township, Macon County, State of North Carolina, being more particularly described as follows:

Being a portion of the lands described in the Deed from Nina Howard et al, to Lawrence C. Howard, J. and wife, Margaret S. Howard, dated 17 December, 1968, recorded in Book C-8, Page 36, Records of Macon County, North Carolina, and being more particularly described as follows:

BEGINNING AT AN iron pipe set on the North bank of Mulberry Creek, said point of beginning being the sixth corner of the lands described in the Deed recorded in Book C-8, Page 36, Records of Macon County, North Carolina, said point of beginning further being the beginning corner of the lands described in the Deed from Russell C. Cabe and wife, to Daniel B. Cabe and wife, Lori L. Cabe, dated 29 August, 1990, recorded in Book W-18, Pages 399-401, Records of Macon County, North Carolina, runs thence from said point of beginning, South 01 degrees 57 minutes 55 seconds East 34.09 feet to a point in the center of Mulberry Creek; thence down and with the center of the creek, North 65 degrees 15 minutes 35 seconds East 51.88 feet to a point; South 79 degrees 45 minutes 10 seconds East 51.12 feet to a point; South 69 degrees 26 minutes 40 seconds East 53.55 feet to a point; North 71 degrees 32 minutes 00 seconds East 37.48 feet to a point; North 19 degrees 38 minutes 20 seconds East 35.05 feet to a point; and North 72 degrees 26 minutes 15 seconds East 38.18 feet to a point; thence leaving the creek, North 00 degrees 08 minutes 20 seconds West 96.89 feet to an iron rod set in an oak stump on the South margin of a driveway; thence with the South margin of the driveway, and with the South boundary of the lands of parties of the second part as described in the Deeds recorded in Book H-19, Page 1627, and Book W-18, Page 399, respectively, South 64 degrees 02 minutes 45 seconds West 258.27 feet to the point of BEGINNING, containing 0.405 acre, more or less, being described herein as surveyed by G. L. Sprinkle, Registered Surveyor, and as shown on his

BOOK 15-20
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drawing dated 23 February, 1994.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging, or in anywise thereunto appertaining, unto the said parties of the second part, their heirs, successors, and assigns, to their only use and behoof, in fee simple forever, subject to those exceptions, reservations and limitations following the description hereinabove set forth.

And the said parties of the first part covenants with said parties of the second part, their heirs, successors and assigns, that they are seized of said premises in fee, and have the right to convey the same in fee simple; that the same are free and clear from all liens and encumbrances and that they will warrant and defend the said title to the same against the lawful claims of all persons whomsoever, subject to those exceptions, reservations and limitations following the description hereinabove set forth.

IN TESTIMONY WHEREOF, the said parties of the first part have hereunto set their hand(s) and seal(s), the day and year first above written.

Lawrence C. Howard, Jr. (SEAL)
Lawrence C. Howard, Jr.

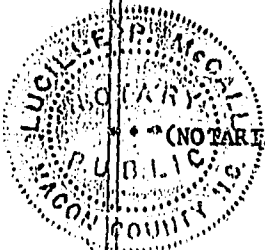
Margaret S. Howard (SEAL)
Margaret S. Howard

STATE OF NORTH CAROLINA
COUNTY OF MACON

I, Lucille P. McCas, a Notary Public of the aforesaid County and State, hereby certify that LAWRENCE C. HOWARD, JR. and wife, MARGARET S. HOWARD, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purpose therein expressed.

WITNESS my hand and Notarial seal, this the 15 day of April 1994.

Lucille P. McCas
Notary Public
My Commission Expires: 9-17-95



(NOTARIAL SEAL)

STATE OF NORTH CAROLINA, COUNTY OF Macon Lucille D

The foregoing or annexed certificate(s) of Mackie, a N. T. of
Macon County, State of Nc, attested by
her (Seal) is certified to be correct.

Presented for registration and recorded in this office in Book 1500

Page 873, this the 15th day of Dec, 1994, at 10:23
o'clock A M.

Janet Thomas By: Regina
Register of Deeds Farrish (Dap)
Macon County, North Carolina