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FILED ELECTRONICALLY
WILKES COUNTY NC
MISTY M. SMITHEY
REGISTER OF DEEDS

FILED Nov 19, 2024
AT 10:39:14 AM
BOOK 01406
PAGE 0275
INSTRUMENT # 07750
EXCISE TAX \$0.00

NORTH CAROLINA QUITCLAIM DEED

Mail after recording to: Grantee

This instrument was prepared by James L. Epperson, Attorney at Law, 10851 Sikes Place, Ste 100, Charlotte, NC 28277 (no title opinion requested nor rendered)
Brief description for the Index: 369.4 Acres, Union Township Parcel # 2002318

THIS QUITCLAIM DEED made this 31st day of January, 2024, by and between

BK 715
Pg 501

GRANTORS		GRANTEE
James M. Shatley (married but separated) and Wife, Cheri Shatley (married but separated) <u>Cherie</u>		<u>Jeffery L. Pardue + Cynthia Rena</u>
		James M. Shatley(separated)
		PHYSICAL ADDRESS: <u>516 Aubrey Turner Rd., Crumpler, NC 28617</u>

223502

The designation Grantor or 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 UNION TOWNSHIP, WILKES COUNTY, NORTH CAROLINA, and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

The property hereinabove described was acquired by Grantor by instrument recorded in Book of Records 715, Page 501, Wilkes County, North Carolina, Public Registry.

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 the Grantor will warrant and defend the title against the lawful claims and all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

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.

James M. Shatley (SEAL)

Cherie Shatley (SEAL)

Cherie

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STATE OF NORTH CAROLINA
COUNTY OF Union

I, a Notary Public of the State and County aforesaid, certify that James M. Shatley, grantor(s) personally appeared before me this day, and (i) I have personal knowledge of the identity of the grantor(s), or (ii) I have seen satisfactory evidence of the grantor(s) identity, by current state or federal identification with the grantor(s) photograph in the form of a _____ or (iii) a credible witness has sworn to the identity of the grantor(s) each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated.

Witness my hand and official seal or stamp this 26th day of January, 2024.

(seal or stamp)



Sharon Flenniken
Notary Public Official Signature
Sharon Flenniken
Notary Printed or Typed Name

My Commission Expires: 9/16/2026

STATE OF NORTH CAROLINA
COUNTY OF Watauga

I, a Notary Public in and for the State and County aforesaid, do hereby certify that Cherie ~~Cheri~~ Shatley grantor(s) personally appeared before me this day, and (i) I have personal knowledge of the identity of the grantor(s), or (ii) I have seen satisfactory evidence of the grantor(s) identity, by current state or federal identification with the grantor(s) photograph in the form of a _____ or (iii) a credible witness has sworn to the identity of the grantor(s) each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated.

Witness my hand and official seal or stamp this 31st day of January, 2024.

(seal or stamp)



Amanda G. Brookshire
Notary Public Official Signature
AMANDA G. BROOKSHIRE
Notary Printed or Typed Name

My Commission Expires: 5/21/26

JOHN S. STEELE

REG. LAND SURVEYOR

JOHN S. STEELE, SURVEYORS
TOPOGRAPHIC- INDUSTRIAL LAYOUTS- SUB-DIVISIONS
BOUNDARY LINES
404 CORPORATION STREET
WILKESBORO, N. C. 28697
PHONE 838-8313

Name: Jeff Pardue ET AL's property in Union Twp., Wilkes Co., N. C.
and containing 371.678 acres by coordinate computation.

331.9 A Since 2015

Being bounded on the North by the lands of Cyrus Brame (518-757) & S. R. 1501 & Glenn Hicks (685-575) & Violet Key (591-262) & Stacey Glass (134-060) and on the East by the lands of Cynthia Tyson (671-828) & Estil Kilby and on the South by S. R. 1575 & John L. Kirmire, III (666-358) & J. W. Royal (527-434) & Luther Osborne & Fern Wyatt & P. E. Wyatt (537-891) & J. V. Britt (546-220) and on the West by the lands of Robert Hatfield (626-652).

BEGINNING on Robert Hatfield's corner in S. R. 1501 of his property as described in Deed Book 626 Page 652 and thence running with said road S 55° 04' E 498.71' to a point in the road; thence running N 89° 20' E 157.66' to Cyrus Brame's corner in S. R. 1501; thence leaving said road and running with Cyrus Brame's lines of his property as described in Deed Book 518 Page 757 S 16° 44' W 83.67'; S 25° 27' E 71.70'; S 86° 55' E 90.36'; S 74° 05' E 129.40'; S 64° 49' E 62.96'; S 56° 40' E 146.66'; S 39° 35' E 101.32'; S 13° 52' E 69.76'; S 18° 48' E 120.00'; S 31° 57' E 159.24'; S 32° 35' E 103.69'; S 45° 03' E 134.13'; S 40° 14' E 146.40'; S 14° 52' E 187.58'; S 44° 06' E 165.09'; S 57° 54' E 149.34'; S 51° 32' E 78.18'; S 45° 50' E 59.77'; thence continuing with Brame's lines and running N 88° 08' E 30.17'; N 40° 38' E 216.96'; N 48° 47' E 118.42'; N 78° 53' E 35.19'; N 60° 53' E 63.26'; N 50° 05' E 112.28'; N 43° 44' E 69.14'; N 25° 28' E 174.50'; N 12° 18' E 167.73'; N 01° 49' E 102.46'; N 32° 13' E 81.33'; N 35° 08' E 70.44'; N 04° 59' W 106.21'; N 18° 03' E 86.66'; N 32° 29' E 121.74'; N 38° 00' E 67.83'; N 77° 11' E 43.65'; S 76° 29' E 45.33'; N 22° 05' E 71.37'; N 00° 56' W 84.01'; N 00° 17' E 46.32'; N 25° 16' W 95.13'; N 14° 30' E 58.12'; N 36° 32' E 191.94' to Cyrus Brame's and Glenn Hicks' corner; thence running with Hicks' lines of his property as described in Deed Book 685 Page 575 S 52° 15' E 62.55'; S 16° 10' E 170.40'; S 38° 00' E 81.26'; S 29° 25' E 173.66'; S 34° 34' E 146.00'; S 28° 21' E 93.80'; S 16° 53' E 98.40'; S 21° 15' E 145.81'; S 49° 00' E 87.14'; S 57° 23' E 77.68'; N 55° 33' E 112.22'; N 71° 40' E 166.87'; N 88° 12' E 95.89'; S 59° 12' E 176.47' to Violet Key's corner of her property as described in Deed Book 591 Page 262; thence running with said Key's lines S 70° 11' E

121.11'; N 32° 39' E 80.99'; N 30° 14' E 115.17'; N 26° 31' E 57.04'; N 47° 31' E 129.36'; thence continuing with Key's lines S 87° 33' E 139.77'; S 62° 46' E 240.66'; N 88° 35' E 129.75'; S 77° 13' E 167.94'; S 51° 45' E 105.21' to Stacey Glass' corner of his property as described in Deed Book 134 Page 060; thence running with said Glass' lines S 74° 41' E 110.28'; S 88° 13' E 89.08'; S 86° 43' E 155.83' to Cynthia Tyson's corner; thence running with said Tyson's lines of her property as described in Deed Book 671 Page 828 S 06° 30' W 173.88'; S 17° 41' W 165.06'; S 02° 42' E 257.80'; S 08° 25' W 168.46'; S 09° 45' E 277.66'; S 31° 16' E 111.16' to Estil Kilby's corner; thence running with said Kilby's lines S 78° 58' W 141.80'; S 74° 11' W 121.02'; S 68° 05' W 56.65' to old road; thence continuing with said Kilby's lines and with said old road S 12° 31' E 245.76'; S 22° 44' E 155.19'; S 00° 51' E 345.37'; S 16° 20' E 195.12'; S 39° 26' E 156.34'; S 70° 38' E 137.67'; S 63° 13' E 175.67'; S 81° 27' E 239.71'; S 68° 46' E 191.10'; N 69° 45' E 165.36'; thence still running with said Kilby's lines and leaving the old road and running S 23° 09' W 137.52'; S 00° 21' E 157.52'; S 02° 13' E 204.54'; S 01° 36' E 166.44' to S. R. 1575; thence running with said road S 60° 46' W 396.53'; S 81° 33' W 189.89'; N 73° 30' W 257.46'; S 59° 00' W 178.08'; thence continuing with the road and running S 26° 14' W 161.50'; S 67° 42' W 270.77'; S 08° 26' W 189.05'; S 55° 50' W 343.07'; S 83° 05' W 133.89'; S 07° 02' E 95.59'; S 23° 11' E 142.92'; S 05° 02' W 189.15'; S 48° 30' W 195.33'; thence continuing with S. R. 1575 and running N 55° 35' W 120.37'; S 18° 17' W 283.18'; S 42° 35' W 145.96'; S 82° 59' W 175.44'; N 72° 46' W 190.92'; thence running S 66° 43' W 60.30'; thence leaving the road and running with J. W. Royal's lines of his property as described in Deed Book 527 Page 434 N 08° 04' W 182.95'; S 31° 29' E 55.43'; S 40° 47' E 52.14'; S 78° 46' E 136.92'; S 76° 11' E 189.51'; N 22° 08' E 98.26'; N 09° 20' E 146.11'; N 12° 35' E 123.43'; N 17° 45' E 148.58'; N 00° 38' W 95.14'; N 06° 05' E 88.22'; N 39° 17' W 49.13'; N 78° 56' W 155.12'; N 84° 14' W 174.12'; N 86° 58' W 76.48'; N 87° 14' W 108.26'; N 80° 42' W 83.77'; thence still running with Royal's lines N 16° 20' W 329.56'; N 66° 21' W 152.52'; N 55° 59' W 147.15'; N 51° 16' W 98.19'; N 53° 38' W 116.30'; N 47° 53' W 134.60'; N 52° 27' W 96.32'; N 50° 19' W 173.30'; N 28° 17' W 158.91'; N 30° 26' W 186.10'; S 53° 37' W 136.52'; S 62° 39' W 115.08'; S 72° 02' W 76.31'; S 29° 45' E 157.19'; S 03° 13' E 75.38'; S 45° 16' W 138.58'; S 36° 41' W 135.47'; S 14° 55' W 165.18' to Luther Osborne's line; thence running with said Osborne's lines N 49° 49' W 106.28'; N 47° 53' W 100.37' to Michael Woodward's line; thence running with said Woodward's lines of his property as described in Deed Book 672 Page 627 N 20° 35' E 618.38'; N 45° 30' 29" W 833.81'; S 88° 54' 06" W 238.76'; S 89° 19' 39" W 452.04'; thence still running with Woodward's lines N 33° 38' 02" E 294.57'; N 03° 47' 05" W 774.61'; N 05° 11' 33" W 138.05'; N 66° 40' 00" W 95.15'; N 73° 48' 24" W 119.45'; N 78° 42' 12" W 284.75'; N 40° 11' 11" W 214.89'; N 18° 41' 43" W 102.09'; N 14° 04' 37" W

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292.53'; N 02° 11' E 28.63' to Robert Hatfield's corner of his property as described in Deed Book 626 Page 652; thence running with said Hatfield's lines N 02° 11' E 100.02'; N 09° 32' W 205.10'; N 17° 55' W 166.67'; N 53° 18' W 107.54'; N 66° 59' W 101.41'; N 86° 50' W 143.07'; S 79° 03' W 183.90'; thence still running with Hatfield's lines N 19° 30' E 80.68'; N 21° 47' E 174.42'; N 14° 54' E 54.51'; N 22° 13' E 102.21'; N 21° 46' E 97.65'; N 20° 31' E 148.68'; N 19° 59' E 75.08'; N 64° 18' E 124.75' to the BEGINNING.

NOTE: Excepted out of the above described tract are two tracts and a 30' R/W conveyed to John L. Karmire, III containing 2.322 acres as surveyed by Richard C. Current, RLS, L-756 and recorded in Deed Book 666 Page 358. Also, this property is subject to the R/W of S. R. 1501 E 1575 and a private 30' R/W as recorded in Deed Book 666 Page 358 and all other easements of record.

This description was taken from a map prepared by John S. Steele, RLS, L-1474, dated: 12-30-91 REVISED 04-14-93.

