

Revenue Stamps \$ 3.00

DEED FOR HIGHWAY RIGHT OF WAY

THIS INSTRUMENT DRAWN BY Robert L. Haskett, Jr. CHECKED BY Taylor Keith

The hereinafter described property ☐ Does ☒ Does not include the primary residence of the Grantor

RETURN TO: Telics Right of Way Services
2540 Mill Street
Winterville, NC 28590

NORTH CAROLINA

COUNTY OF Rutherfordton

TAX PARCEL R-2233B 275

TIP/PARCEL NUMBER: R-2233B 275

WBS ELEMENT: 34400 2.5

ROUTE: US 221 South of US 74 Business

(Charlotte Road) To North of SR
1386 (Roper Loop Road)

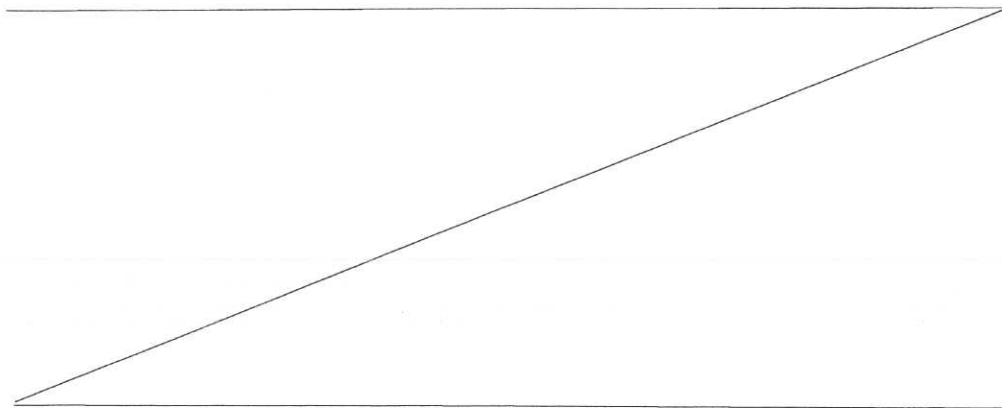
THIS FEE SIMPLE DEED, made and entered into this the 6th day of August 20 19
by and between Rutherford County
601 North Main Street
Rutherfordton, N.C. 28139

hereinafter referred to as GRANTORS, and the Department of Transportation, an agency of the State of North Carolina, 1546 Mail Service Center, Raleigh, NC 27611, hereinafter referred to as the Department;

WITNESSETH

That the GRANTORS, for themselves, their heirs, successors, and assigns, for and in consideration of the sum of \$ 1200.00 agreed to be paid by the DEPARTMENT to the GRANTORS, do hereby give, grant and convey unto the DEPARTMENT, its successors and assigns, in FEE SIMPLE that certain property located in Rutherfordton Township, Rutherford County, North Carolina, which is particularly described as follows:

Point of beginning being N 51°8'4.8" E, 200.819 feet from -Y25- Sta 18+00 thence along a curve 64.254 feet and having a radius of 790.000 feet. The chord of said curve being on a bearing of S 41°0'51.6" W, a distance of 64.237 feet thence to a point on a bearing of S 43°20'39.8" W 122.343 feet thence along a curve 111.524 feet and having a radius of 2765.000 feet. The chord of said curve being on a bearing of S 42°11'20.1" W, a distance of 111.516 feet thence to a point on a bearing of S 48°23'19.9" E 28.986 feet thence to a point on a bearing of N 42°49'21.7" E 288.725 feet thence to a point on a bearing of N 52°4'36.9" E 12.358 feet thence to a point on a bearing of N 53°10'53.2" W 29.721 feet thence to a point on a bearing of N 53°10'53.2" W 3.575 feet returning to the point and place of beginning. Having an area of 8929.536 Sqr feet being 0.205 acres.



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IN ADDITION, and for the aforesaid consideration, the GRANTORS further hereby convey to the DEPARTMENT, its successors and assigns the following described areas and interests:

None

SPECIAL PROVISIONS. This deed is subject to the following provisions only:

None

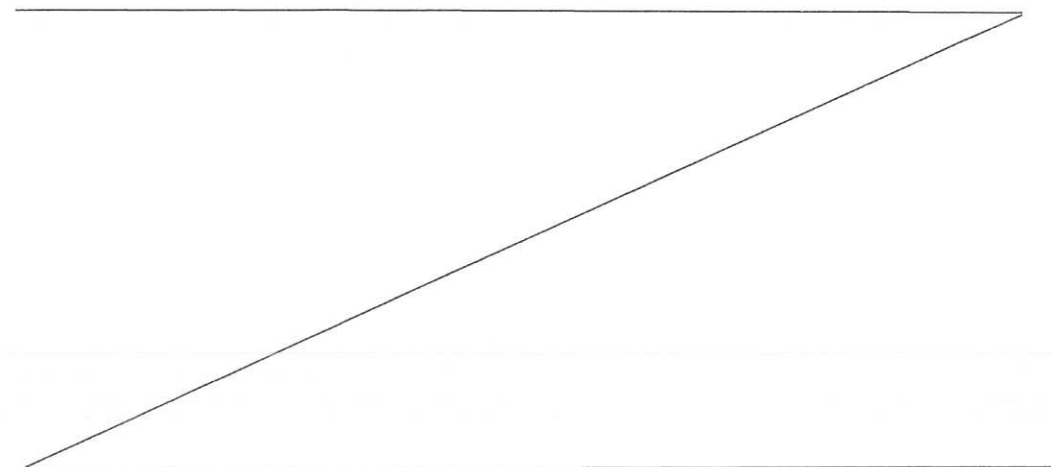
The property hereinabove described was acquired by the GRANTORS by instrument(s) recorded in the Rutherford County Registry in Deed Book 642 Page 273.

The final right of way plans showing the above described right of way are to be certified and recorded in the Office of the Register of Deeds for said County pursuant to N.C.G.S. 136-19.4, reference to which plans is hereby made for purposes of further description and for greater certainty.

The Grantors acknowledge that the project plans for Project # 34400.2.5 have been made available to them. The Grantors further acknowledge that the consideration stated herein is full and just compensation pursuant to Article 9, Chapter 136 of the North Carolina General Statutes for the acquisition of the said interests and areas by the Department of Transportation and for any and all damages to the value of their remaining property; for any and all claims for interest and costs; for any and all damages caused by the acquisition for the construction of Department of Transportation Project # 34400.2.5, Rutherford County, and for the past and future use of said areas by the Department of Transportation, its successors and assigns for all purposes for which the said Department is authorized by law to subject the same.

TO HAVE AND TO HOLD the aforesaid premises and all privileges and appurtenances thereunto belonging to the DEPARTMENT, its successors and assigns in FEE SIMPLE, or by easement as indicated, for the past, present and future use thereof and for all purposes which the said Department is authorized by law to subject the same.

And the GRANTORS covenant with the DEPARTMENT, that the GRANTORS are seized of the premises in fee simple, have the right to convey the same in fee simple, or by easement as indicated, that the title thereto is marketable and free and clear of all encumbrances, and that the GRANTORS 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 hereby conveyed subject to the following exceptions:
None



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IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands and seals (or if corporate, has caused the 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.

This instrument does not transfer the herein described interests unless and until this document is accepted by an authorized agent of the Department of Transportation.

Rutherford County

BY: _____
Bryan King (Chairman of County Commissioners)

ACCEPTED FOR THE DEPARTMENT OF TRANSPORTATION BY: _____

(Official Seal)	North Carolina, _____ County
	I, _____, a Notary Public for _____ County, North Carolina, certify that
	_____ personally came before me this day and acknowledged that he/she is the CLERK of the _____ COUNTY BOARD OF COMMISSIONERS, and that
	by authority duly given, the foregoing instrument was signed in its name by its CHAIRMAN of the _____ COUNTY BOARD OF COMMISSIONERS, sealed with its corporate seal, and attested by _____ as its CLERK.
	Witness my hand and official seal this the _____ day of _____, 20 _____.
	_____ Notary Public
	My commission expires: _____