

CABARRUS COUNTY  
FILED  
10/20/2004 3:14 PM  
LINDA F. MCABEE  
Register Of Deeds  
By. *[Signature]* Deputy/Asst.  
EXCISE TAX \$220.00

Excise Tax 220.00

Recording Time, Book and Page

Tax Lot No. Tax Map 31, Parcel 02.70 Parcel Identifier No. 5623-07-6456  
Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by \_\_\_\_\_

Mail after recording to Grantee  
This instrument was prepared by Farrar Griggs, Jr., Attorney at Law

Brief Description for the index  NO TITLE EXAMINATION EXPRESSED OR IMPLIED

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made **October 20, 2004**, by and between

GRANTOR	GRANTEE
<b>FARRAR GRIGGS, JR.</b> And wife, <b>CYNTHIA S. GRIGGS</b>	<b>BOBBY E. GIBBS</b> <i>281 S. Cannon Blvd.</i> <i>Kannapolis, N.C.</i> <i>28083</i>

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 Kannapolis, **Number Four (4) Township, Cabarrus County, North Carolina** and more particularly described as follows:

**(Old Description)**

Lying and being in the City of Kannapolis, No. 4 Township, Cabarrus County, North Carolina and being 5,148 square foot tract, more or less, said tract formerly being a portion of the Armand T. Swisher property as described in Deed Book 447, Page 293, said tract also being in the Cabarrus Shopping Center, the following description being taken from a physical survey of the subject property dated March 15, 1980, by Charles D. Brown, RLS:

**BEGINNING** at a spike in the southern line of Primedical Physician Care Center (formerly Dayvault Enterprises, Inc.), said beginning point being North 90 degrees East 97.24 feet from an iron under the asphalt median in the Eastern right-of-way of Cannon Boulevard and running thence North 90 degrees East 96.18 feet with the Southern line of Primedical Physician Care Center to an iron spike; thence a new line, South 33 degrees 26 minutes 10 seconds East 55.29 feet to an iron, a new corner; thence a new line, South 89 degrees 57 minutes 30 seconds West 126.60 feet to a spike, a new corner; thence a new line, North 0 degrees 2 minutes 30 seconds West 46.22 feet to the point of **BEGINNING, TOGETHER WITH AND INCLUDING** a non-exclusive but perpetual easement appurtenant and right-of-way for purposes of ingress, egress and regress to and from the property herein conveyed to U.S. Hwy. 29 as reserved in Deed Book 640, Page 323, Cabarrus County Registry.

For back reference see Deed Book 640, Page 323 and Deed Book 954, Page 245, Cabarrus County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 640, Page 323 and Book 954, Page 245.

A map showing the above described property is recorded in Map 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:

**Subject to all rights of way, restrictions, easements and encumbrances of record.**

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)

Julian Griggs, Jr. (SEAL)  
FARRAR GRIGGS, JR.

By: \_\_\_\_\_

Cynthia S. Griggs (SEAL)  
CYNTHIA S. GRIGGS

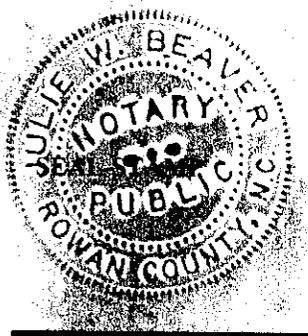
President \_\_\_\_\_

\_\_\_\_\_  
(SEAL)

ATTEST: \_\_\_\_\_

\_\_\_\_\_  
(SEAL)

Secretary (Corporate Seal)



STATE OF NORTH CAROLINA, Cabarrus County.  
I, the undersigned, a Notary Public of the County and State aforesaid, certify that **FARRAR GRIGGS, JR., and wife, CYNTHIA S. GRIGGS**, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 20 day of **October, 2004**.

My commission expires: 01-17-2005 Julie W. Beaver Notary Public

SEAL-STAMP

NORTH CAROLINA, \_\_\_\_\_ County.  
I, the undersigned, a Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ Grantor, personally came before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, **2004**.

My commission expires: \_\_\_\_\_ Notary Public

SEAL-STAMP

NORTH CAROLINA, \_\_\_\_\_ County.  
I, the undersigned, a Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ Grantor, personally came before me this day and acknowledged that he/she 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 him/her as its Secretary.

Witness my hand and official stamp of seal, this \_\_\_\_\_ day of \_\_\_\_\_, **2004**.

My commission expires: \_\_\_\_\_ Notary Public

nc. Cabarrus  
The foregoing Certificate(s) of Julie W. Beaver a Notary Public for Rowan County, State of North Carolina is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

LINDA F. MCABEE REGISTER OF DEEDS FOR CABARRUS COUNTY

By Debbie J. Diamond Deputy/Assistant-Register of Deeds

10.20.2004