

minutes 22 seconds West 689.79 feet to a hub in the center line of a proposed 50 foot railroad right of way; thence with the center line of proposed railroad right of way South 72 degrees 57 minutes East 414.11 feet to a hub; thence South 88 degrees 56 minutes 37 seconds West 288.57 feet to the concrete monument at the point of beginning, and containing 28.23 acres, more or less, and being according to a map prepared by Jerry Lundy from a survey by E. B. Stafford, C. E.

There is also conveyed by this instrument a perpetual and permanent easement and right of way 60 feet in width for purposes of ingress, egress and regress. Said right of way leads from Murdock Road (SR 2350) to the above described tract of land and is more particularly described on that map attached hereto, reference to which is hereby made.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, and all privileges and appurtenances thereto belonging to the said party of the second part, its successors and assigns, to its only use and behoof forever.

And the said party of the first part, for itself and its successors and assigns, cove~~n~~ants with the party of the second part, its successors and assigns, that it is seized of the said premises in fee and has the right to convey the same in fee simple; that the same are free and clear from all encumbrances except the 1973 Iredell County ad valorem property taxes which will be pro-rated as of the date of this deed, and that it does hereby forever warrant and will forever defend the said title to the same against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the said party of the first part has caused this deed to be signed in its corporate name by its Chairman of the Board of County Commissioners, and attested by its Clerk, and sealed with its common seal, on the day and year first above written.

IREDELL COUNTY

By: *C. Chandler Bryan*
C. Chandler Bryan, Chairman

ATTEST:
Bernice M. McJunkin
Bernice M. McJunkin, Clerk

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