

BK: 09756 PG: 0458/0461 #:0512 14.00

\*\*\* NC EXCISE TAX: 1200.00 \*\*\*

JUDITH A GIBSON REG OF DEEDS MECK NC

FILED FOR REGISTRATION 06/25/98 15:03

NC REAL ESTATE TAX\*\*\*MECKLENBURG COUNTY

Excise Tax \$1,200.00

Recording Time, Book and Page

Tax Lot No. \* See below

Parcel Identifier No.

Verified by ..

County on the

day of .

19

by

Mail after recording to

Grantee

This instrument was prepared by Kilpatrick Stockton LLP (BAB) (no title search performed)

Brief description for the Index

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 22<sup>nd</sup> day of June

, 19 98, by and between

GRANTOR

GRANTEE

HERBERT GLATT and wife,  
GLORIA S. GLATT

THE TOWN OF HUNTERSVILLE,  
a North Carolina Municipal Corporation

Post Office Box 664  
Huntersville, NC 28070

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 Huntersville, Huntersville Township, Mecklenburg County, North Carolina and more particularly described as follows:

See Exhibit A, attached hereto and incorporated herein for description of property conveyed hereby.

\* Tax Lot Nos.: 019-021-01, 019-021-02, 019-021-03, 019-021-04, 019-021-05, 019-021-06, 019-021-08, 019-021-14, 019-022-01, 019-022-09.

EXHIBIT

tabbles

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MAP 1,200-

For source of title, reference is made to those deeds recorded in Book 7113, at Page 261 and in Book 7119 at Page 610 of the Mecklenburg County Registry. And the deed to Herbert Glatt recorded in Book 2490 at Page 135 of the Mecklenburg County Registry and the deed to Herbert Glatt from Magla Products, Inc. recorded prior to this conveyance.

The property hereinabove described was acquired by Grantor by instrument recorded in .....

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

Valid and enforceable restrictions of record, easements and rights-of-way, and the lien of 1998 ad valorem taxes, to be prorated.

Gloria S. Glatt, wife of Herbert Glatt, joins in this deed, but not in its warranties, for the sole purpose of releasing whatever interest she may have in said property by reason of her marriage to Herbert Glatt.

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)

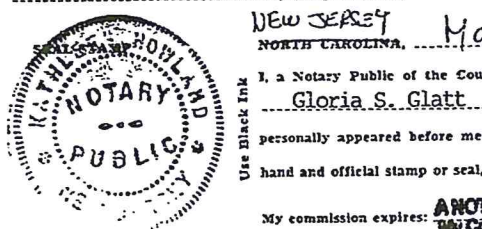
By: .....

.....  
President

ATTEST: .....

.....

.....  
Secretary (Corporate Seal)



NEW JERSEY  
NORTH CAROLINA, Morris County.

I, a Notary Public of the County and State aforesaid, certify that Herbert Glatt and wife, Gloria S. Glatt Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 22 day of June 98

My commission expires: KATHLEEN HOWLAND  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires Nov. 13, 2001 Notary Public

SEAL-STAMP

NORTH CAROLINA, ..... County.

I, a Notary Public of the County and State aforesaid, certify that .....

personally came before me this day and acknowledged that ..... he 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 ..... as its Secretary.

Witness my hand and official stamp or seal, this ..... day of ....., 19.....

My commission expires: ..... Notary Public

The foregoing Certificate(s) of .....

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.

..... REGISTER OF DEEDS FOR ..... COUNTY

By ..... Deputy/Assistant - Register of Deeds



EXHIBIT A

PARCEL 1

Being located in the Town of Huntersville and to arrive at the point or place of beginning, begin at CGS Monument "Main" NAD-83 (grid coordinates N=185694.135 meters E.=4424539.186 meters, thence from said monument N. 24-07-05 E. 523.19 feet (grid bearing N-20-35-41.07 E., grid distance 523.06 feet) to NCGS Monument "Huntersville", NAD-83 (grid coordinates N=185843.375 Meters, E=442495.266 meters), thence N. 00-08-15 E. 1644.51 feet to the point or place of beginning, located in the line of the track of the Norfolk-Southern Railroad (AT&O Railroad), thence from said point of beginning with the line of the main track N. 12-56-20 E. 548.97 feet to an iron; thence N. 10-35-00 E. 100.02 feet to an iron; thence N. 08-34-35 E. 99.86 feet to an iron; thence N. 05-37-15 E. 137.43 feet to an iron, the southerly right of way margin of Fourth Street; thence with such margin S. 83-36-35 E. 212.38 feet; thence continuing with said right of way margin S. 84-34-55 E. 130.63 feet to an iron, corner of the property of J. Sherrill (now or formerly, Deed Book 5321, Page 355), thence with Sherrill's line S-05-23-25 W. 170.20 feet to an iron; thence S. 84-36-05 E. 269.65 feet to an iron; thence N. 75-22-10 E. 115.06 feet to an iron; thence N. 24-20-35 W. 43 feet, on or near the right of way of Glendale Drive in an area formerly shown as Sawyer Street, thence S. 39-10-30 E. 263.05 feet to an iron; thence S. 39-18-25 E. 779.48 feet to an iron; thence S. 39-16-25 E. 30.34 feet to an iron in the Huntersville-Concord Road, (S.R. 2448); thence with the approximate center line of the Huntersville-Concord Road S. 47-23-35 W. 1,076.0 feet to an iron in the center line of the Huntersville-Concord Road near the intersection with a projection of the line of Second Street; thence N. 08-41-45 W. 376.53 feet to an iron; thence N. 86-46-30 W. 242.10 feet to an iron; thence N. 01-07-40 E. 179.27 feet to an iron; thence N. 03-10-30 E. 21.73 feet to an iron; thence N. 03-54-10 E. 104.30 feet to an iron; thence N. 86-27-20 W. 74.19 feet to an iron; thence N. 03-46-40 E. 60.0 feet to an iron; thence N. 86-27-20 W. 135.35 feet to an iron; thence N. 03-39-05 E. 72.85 feet to an iron; thence S. 70-20-25 W. 27.04 feet to an iron; thence continuing N. 83-43-40 W. 76.23 feet to an iron; thence N. 83-43-40 W. 156.36 feet to the point or place of beginning containing 30.49 acres, more or less, as shown on a survey prepared by Robert J. Wilkins, NCRLS, dated May 14, 1998, to which reference is hereby made.

PARCEL 2

Being all of Lot 3 in Block 5 of Map 4 of the property of Trenton Cotton Mills prepared by Findlay, Withers and McConnaughey, dated January, 1956, and recorded in Map Book 7 at Page 619 of the Mecklenburg County Registry, and more particularly described as follows:

To arrive at the point or place of beginning, begin at NCGS Monument "Huntersville", NAD-83 (grid coordinates N=185843.375 Meters, E=442495.266 meters), thence N. 00-08-15 E. 1644.51 feet to an iron; thence S. 83-43-40 E. 156.36 feet to iron; thence S. 03-48-10 W. 24.39 feet to the point or place of beginning; thence from said point or place of beginning S. 03-48-10 W. 3.15 feet to a point; thence S. 03-48-10 W. 87.05 feet to a point; thence N. 79-17-40 W. 115.92 feet to an iron on the easterly line of Church Street; thence with Church Street N. 13-11-05 E. 76.40 feet to an iron; thence S. 86-41-35 E. 102.63 feet to the point or place of beginning.

PARCEL 3

Being all of Grantor's right, title and interest in and to property formerly shown as Eighth Avenue shown on the aforesaid map recorded in Map Book 7 at Page 619 of the Mecklenburg County Registry, and all of their right, title and interest in and to property designated as Steele Street on those maps recorded in Map Book 7 at Page 619 and Map Book 12 at Page 001 of the Mecklenburg County Registry, without warranties of title to said interest.

State of North Carolina, County of Mecklenburg  
The foregoing certificate(s) of

Kathleen H. Holland

Notary(ies) Public is/are certified to be correct. DATE:

JUNE 25 1998

JUDITH A. GIBSON, REGISTER OF DEEDS By:

Valerie J. White

Deputy Register of Deeds  
RD98-598

Description/Magla