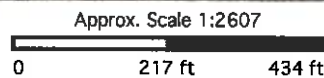




Layer: Parcels

PIN: 6672 05 09 9615
PinNoDash: 667205099615
OwnerID1: 1477554
Name_1: MCMILLIAN HANNAH
Addr_1: 332 E INDEPENDENCE BLVD
City: MT AIRY
State: NC
Zip: 27030
HouseNum: 332
StrName: MILLINGPORT
StrType: LN
PhyAddress: 332 MILLINGPORT LN
Deed_Acre: 0.2
TaxDistDes: BADIN LAKE FIRE
TownshipDs: UWHARRIE POINT
VolFireDes: FIRE DS BADIN
NeighDesc: MILLINGPORT (INTERIOR)
Legal_1: COTTAGE LOTS
Legal_2: LOT 79 (INTERIOR)
Legal_3: COTTAGE LOTS #79
DeedBook: 769
DeedPage: 160
DeedYear: 2016
TransDate: 20160414
SalesAmt: 1000
SalesInstr: WD
QufCode: P
LandASVCur: 37400
LandUse_YN: N
ApprCode: 01
ApprCdDesc: RESIDENTIAL
MutipleImp: 000
FCODE: PARCEL
TownshipCd: 21
TotASVCur: 37400

Disclaimer: The information contained on this page is NOT to be construed or used as a survey or legal description. Map information is believed to be accurate but accuracy is not guaranteed.



Layer: Board of Election Districts DISTRICT: 2
Layer: Fire Districts Name: Badin Lake
Layer: Townships Name: ELDORADO
Layer: Proposed Voting Commissioner's Districts District: 1
Layer: Zoning Zoning: Residential 1 City:
Layer: Voting District Precincts Name: ELD
Layer: Watersheds Class: WS-IV Name: Badin Lake River Basin: Yadkin

G:W

3

BOOK 769 PAGE 160(3) 345905



This document presented and filed:
04/14/2016 02:06:30 PM

2.00 reu
26.00
\$ 28.00 pd inf

Melissa F. Pipkin, Montgomery County, NC
REAL ESTATE EXCISE TAX: \$2.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 2.00

Parcel Identifier No. 6672 05 09 9615 Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Garner & Williamson, P. A., 111 Courthouse Square, Troy, NC 27371

Brief description for the Index: LOT 79, Uwharrie Point

THIS DEED made this 8th day of April, 2016, by and between

GRANTOR	GRANTEE
The Bulthuis Family Trust Dated September 28, 1998 PO Box 443 Troy, NC 27371	Hannah McMillian 332 E Independence Blvd Mt Airy, NC 27030

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of _____, Eldorado Township, Montgomery County, North Carolina and more particularly described as follows:

See Attached Exhibit "A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book 474 page 514.
All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book C page 114A.

BEING designated as 79 Cottage Lots Neighborhood of the UWHARRIE POINT SUBDIVISION, as shown on plat made by John R. McAdams Company, Inc. recorded in Plat Cabinet C, Slide 114A in the office of Register of Deeds of Montgomery County, North Carolina, to which plat reference is made for a more particular description, and by said reference said plat is made a part hereof by reference as if fully set out herein. THIS CONVEYANCE is made subject to various Restrictions, Covenants and Amendments thereto appearing in Book 246, Page 633 and 660; Book 272, Page 135 and 138; Book 293, Pages 822 and 825; Book 308, Page 731; Book 319, Page 154 and Book 346, Page 684, Montgomery County Registry, plus any corrections or additions thereto, said Restrictions, Covenants and Amendments being made a part hereof by reference as if fully set out herein.

NO MORE THAN ONE (1) 10 FOOT WIDE WATERWAY ACCESS SHALL BE GRANTED TO ANY LOT THROUGH THE PROPERTY LINE AT ANY POINT. THE USE OF THE PROPERTY FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY SET FORTH IN THIS PLAN SHALL BE AT THE DISCRETION OF THE OWNER. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

THE PROPERTY LINE ADJOINING THE ALUMINUM COMPANY OF AMERICA IS A WATERWAY CONTROL LINE AT ELEVATION 645 FEET VERTICAL CURVE IN BOOK 115 PAGE 322. THE CURVE RADIUS IS 100 FEET. THE PROPERTY LINE ADJOINING THE ALUMINUM COMPANY OF AMERICA IS A WATERWAY CONTROL LINE AT ELEVATION 645 FEET VERTICAL CURVE IN BOOK 115 PAGE 322. THE CURVE RADIUS IS 100 FEET. THE PROPERTY LINE ADJOINING THE ALUMINUM COMPANY OF AMERICA IS A WATERWAY CONTROL LINE AT ELEVATION 645 FEET VERTICAL CURVE IN BOOK 115 PAGE 322. THE CURVE RADIUS IS 100 FEET.

MINIMUM BUILDING SETBACK FROM PROPERTY LINE:
 FRONT 5 FEET
 REAR 5 FEET
 SIDE 5 FEET
 CORNER 5 FEET
 OPEN SPACE 5 FEET
 FROM NORMAL POOL 5 FEET

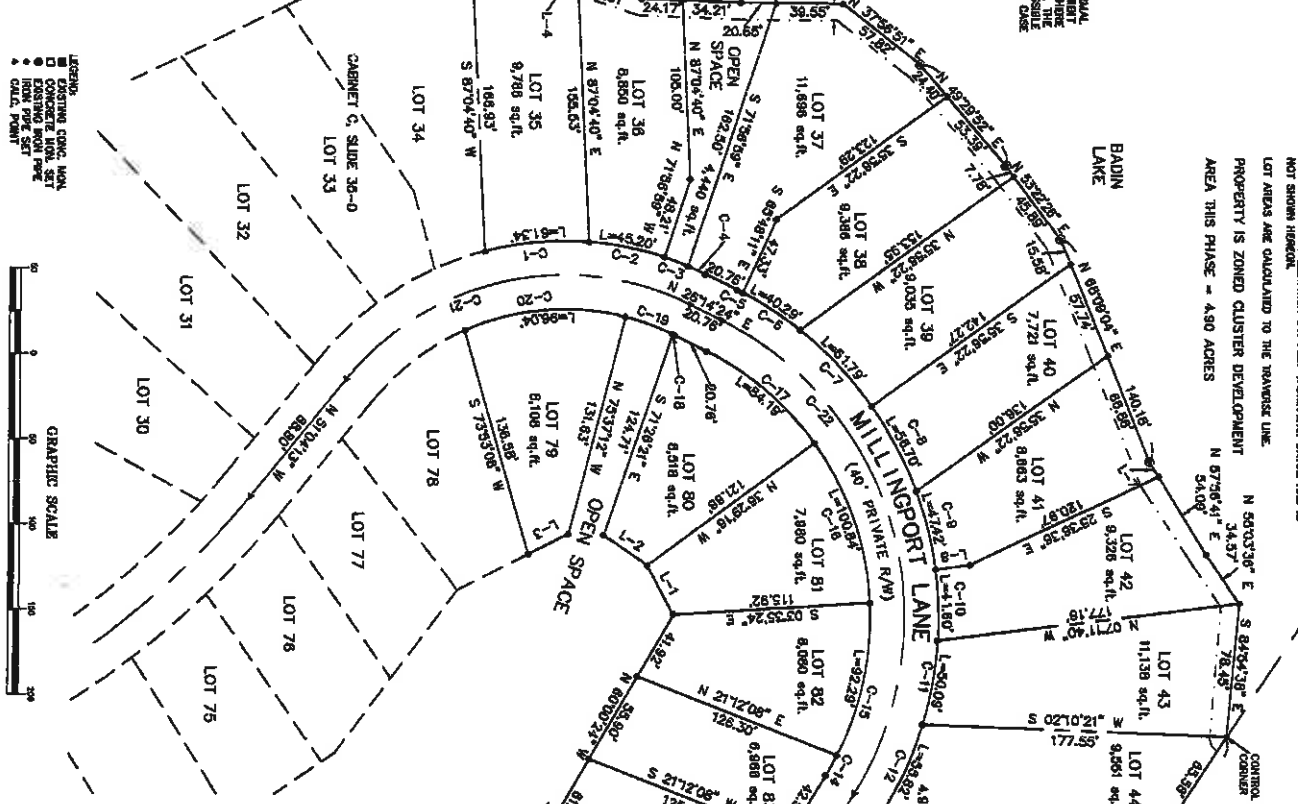
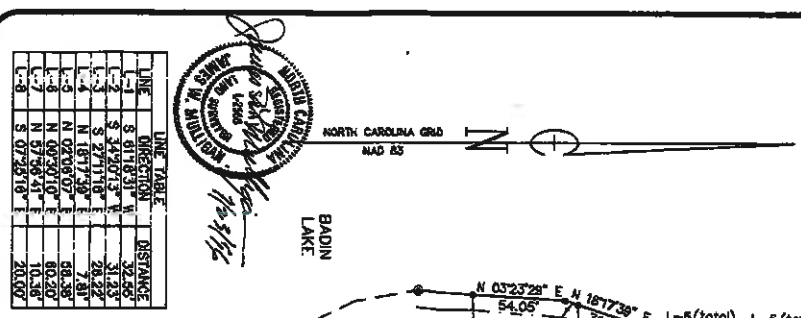
NOTE: ONE HUNDRED FOOT SETBACK FROM NORMAL POOL, WHEEL DEVELOPMENT OF THE LOT, AND WHERE SUCH SETBACK DEVELOPMENT OF THE LOT, AND WHERE SETBACK SHALL BE TO THE MINIMUM EXCEPT WHERE SHOWN OTHERWISE. SETBACK SHALL BE TO THE MINIMUM EXCEPT WHERE SHOWN OTHERWISE. SETBACK SHALL BE TO THE MINIMUM EXCEPT WHERE SHOWN OTHERWISE.

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PROPERTY IS ZONED CLUSTER DEVELOPMENT AREA THIS PHASE = 430 ACRES

8-296 10:26AM 8/19/96
 C-114-A

STORM DRAINAGE AND UTILITY EXISTENCES SHALL BE PARALLEL TO ALL SIDE PROPERTY LINES ON ALL OTHER LOTS AS LABELED AND FOR THE MEANS OF ADJACENT PROPERTIES AND ARE NOT TO BE DISTURBED BY ANY FUTURE CONSTRUCTION. THE PROPERTY LINE ADJOINING THE ALUMINUM COMPANY OF AMERICA IS A WATERWAY CONTROL LINE AT ELEVATION 645 FEET VERTICAL CURVE IN BOOK 115 PAGE 322. THE CURVE RADIUS IS 100 FEET.



LINE	DIRECTION	DISTANCE
1	S 61°18'31" W	32.65'
2	S 34°07'3" W	31.85'
3	S 77°11'8" W	28.22'
4	N 18°17'38" E	7.81'
5	N 02°06'07" E	68.35'
6	N 09°20'10" E	60.20'
7	N 07°35'41" E	10.16'
8	S 07°35'18" E	10.00'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	183.00'	61.34'	30.99'	61.06'	N 05°33'34" W	183°00'
C-2	183.00'	61.34'	30.99'	61.06'	N 05°33'34" W	183°00'
C-3	183.00'	61.34'	30.99'	61.06'	N 05°33'34" W	183°00'
C-4	183.00'	61.34'	30.99'	61.06'	N 05°33'34" W	183°00'
C-5	183.00'	61.34'	30.99'	61.06'	N 05°33'34" W	183°00'
C-6	183.00'	61.34'	30.99'	61.06'	N 05°33'34" W	183°00'
C-7	183.00'	61.34'	30.99'	61.06'	N 05°33'34" W	183°00'
C-8	183.00'	61.34'	30.99'	61.06'	N 05°33'34" W	183°00'
C-9	183.00'	61.34'	30.99'	61.06'	N 05°33'34" W	183°00'
C-10	183.00'	61.34'	30.99'	61.06'	N 05°33'34" W	183°00'
C-11	183.00'	61.34'	30.99'	61.06'	N 05°33'34" W	183°00'
C-12	183.00'	61.34'	30.99'	61.06'	N 05°33'34" W	183°00'
C-13	183.00'	61.34'	30.99'	61.06'	N 05°33'34" W	183°00'
C-14	183.00'	61.34'	30.99'	61.06'	N 05°33'34" W	183°00'
C-15	183.00'	61.34'	30.99'	61.06'	N 05°33'34" W	183°00'
C-16	183.00'	61.34'	30.99'	61.06'	N 05°33'34" W	183°00'
C-17	183.00'	61.34'	30.99'	61.06'	N 05°33'34" W	183°00'
C-18	183.00'	61.34'	30.99'	61.06'	N 05°33'34" W	183°00'
C-19	183.00'	61.34'	30.99'	61.06'	N 05°33'34" W	183°00'
C-20	183.00'	61.34'	30.99'	61.06'	N 05°33'34" W	183°00'
C-21	183.00'	61.34'	30.99'	61.06'	N 05°33'34" W	183°00'
C-22	183.00'	61.34'	30.99'	61.06'	N 05°33'34" W	183°00'
C-23	183.00'	61.34'	30.99'	61.06'	N 05°33'34" W	183°00'

SHEET 2 OF 2

McADAMS

25 APRIL 1996

INDEX SHEET

Cottage Lots at Uwharrie Point

ELDERADO TOWNSHIP MONTGOMERY COUNTY NORTH CAROLINA

LAKE BADIN ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP
 RIVERFRONT PLAZA, WEST TOWER
 901 EAST BYRD STREET
 RICHMOND, VIRGINIA 23215

THE JOHN R. McADAMS COMPANY, INC.

ENGINEERS/PLANNERS/SURVEYORS

RESEARCH TRIANGLE PARK, NC
 P.O. BOX 14005 ZIP 27709-4005
 (919) 361-5000