

2020000012130

DAVIDSON COUNTY NC FEE \$26  
STATE OF NC REAL ESTATE EX1  
\$670.00

PRESENTED & RECORDED  
06/09/2020 12:59:32 PM  
MICHAEL HORNE  
REGISTER OF DEEDS  
BY: YESENIA FUENTES  
DEPUTY  
BK: DE 2412  
PG: 291 - 294

"This instrument prepared by: Mistl Boles Whitman, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds."

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 670.00

Parcel Identifier No. 0502700000024 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: GRANTEE: \_\_\_\_\_

This instrument was prepared by: CITRIN & WHITMAN, P.A., 22 WINSTON STREET, THOMASVILLE, NC 27360

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 9th day of June, 2020, by and between

**GRANTOR**

Don B. Clinard and wife, Julia Eanes Clinard  
Rodney H. Clinard and wife,  
Susan Annette Clinard  
Aaron N. Clinard and wife,  
Lyl MacLean Clinard  
3669 Cedar Trail, Thomasville, NC 27360

**GRANTEE**

Caleb A. Kaufman and wife,  
Denise R. Kaufman  
1308 Red Rock Drive  
Gallup, NM 87301

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 Thomasville, Conrad Hill Township, Davidson County, North Carolina and more particularly described as follows:

For a full and complete description, please see Exhibit "A" attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1018 page 1188.

All or a portion of the property herein conveyed includes or  does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 76 page 5.

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, other than the following exceptions:

Power, telephone and utility easements found of record or appearing upon ground. 2020 Ad Valorem taxes which are now owing but not yet due and payable.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Don B. Clinard (SEAL)  
 Print/Type Name: Don B. Clinard

Julia Eanes Clinard (SEAL)  
 Print/Type Name: Julia Eanes Clinard

Rodney H. Clinard (SEAL)  
 Print/Type Name: Rodney H. Clinard

Susan Annette Clinard (SEAL)  
 Print/Type Name: Susan Annette Clinard

Aaron N. Clinard (SEAL)  
 Print/Type Name: Aaron N. Clinard

Lyl MacLean Clinard (SEAL)  
 Print/Type Name: Lyl MacLean Clinard

State of North Carolina - County or City of Davidson

I, the undersigned Notary Public of the County or City of Davidson and State aforesaid, certify that Don B. Clinard personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial seal this 9th day of June, 2020

My Commission Expires: March 28, 2024 (Affix Seal)

**ALEXANDRIA H BRIGGS**  
 NOTARY PUBLIC  
 Davidson County  
 North Carolina  
 My Commission Expires March 28, 2024

Alexandria H. Briggs  
 Notary's Printed or Typed Name

State of North Carolina - County or City of Davidson

I, the undersigned Notary Public of the County or City of Davidson and State aforesaid, certify that Julia Eanes Clinard personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial seal this 9th day of June, 2020

My Commission Expires: March 28, 2024 (Affix Seal)

**ALEXANDRIA H BRIGGS**  
 NOTARY PUBLIC  
 Davidson County  
 North Carolina  
 My Commission Expires March 28, 2024

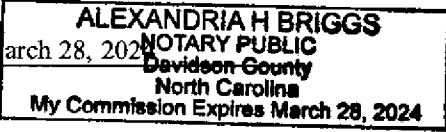
Alexandria H. Briggs  
 Notary's Printed or Typed Name

**ALEXANDRIA H BRIGGS**  
 NOTARY PUBLIC  
 Davidson County  
 North Carolina  
 My Commission Expires March 28, 2024

State of North Carolina - County or City of Davidson

I, the undersigned Notary Public of the County or City of Davidson and State aforesaid, certify that Rodney H. Clinard personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 9th day of June, 2020

My Commission Expires: March 28, 2024  
(Affix Seal)

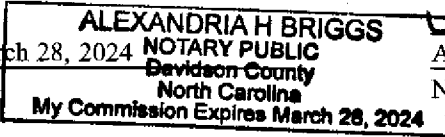


Alexandria H. Briggs  
Alexandria H. Briggs Notary Public  
Notary's Printed or Typed Name

State of North Carolina - County or City of Davidson

I, the undersigned Notary Public of the County or City of Davidson and State aforesaid, certify that Susan Annette Clinard personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 9th day of June, 2020

My Commission Expires: March 28, 2024  
(Affix Seal)

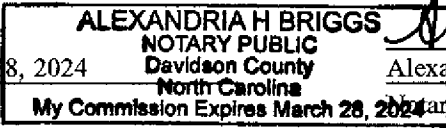


Alexandria H. Briggs  
Alexandria H. Briggs Notary Public  
Notary's Printed or Typed Name

State of North Carolina - County or City of Davidson

I, the undersigned Notary Public of the County or City of Davidson and State aforesaid, certify that Aaron N. Clinard personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 9th day of June, 2020

My Commission Expires: March 28, 2024  
(Affix Seal)

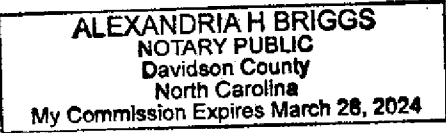


Alexandria H. Briggs  
Alexandria H. Briggs Notary Public  
Notary's Printed or Typed Name

State of North Carolina - County or City of Davidson

I, the undersigned Notary Public of the County or City of Davidson and State aforesaid, certify that Lyl MacLean Clinard personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 9th day of June, 2020

My Commission Expires: March 28, 2024  
(Affix Seal)



Alexandria H. Briggs  
Alexandria H. Briggs Notary Public  
Notary's Printed or Typed Name

Exhibit "A"

Tract I:

BEING all of that 65.24 acre tract as shown on a map or plat entitled CALEB KAUFMAN, said plat being duly recorded in the Office of the Register of Deeds for Davidson County in Plat Book 76, Page 5.

Tract II:

BEING all of that 0.344 acre tract as shown on a map or plat entitled CALEB KAUFMAN, said plat being duly recorded in the Office of the Register of Deeds for Davidson County in Plat Book 76, Page 5.

Together these parcels are know as parcel ID 0502700000024.