Type: CONSOLIDATED REAL PROPERTY
Recorded: 2/26/2016 4:23:41 PM
Fee Amt: $293.00 Page 1 of 3
Revenue Tax: $267.00
Iredell County, NC
Matthew J. McCall Register of Deeds

BK 2406 PG 98 - 100

COPY

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 267.00

Parcel Identifier No._____ Verified by_____ County on the _____ day of _____, _____

By:_____

Mail/Box to:_____

This instrument was prepared by: Alan G. Carpenter, Attorney

Brief description for the Index:_____

THIS DEED made this 22nd day of February, 2016, by and between

GRANTOR	GRANTEE
Caryn Matthijssen and husband, Norman Matthijssen	James D. Lewis, Sr. and wife, Melanie H. Lewis
Mailing Address:	Property Address:
450 Sharon School Road Statesville, NC 28677	450 Sharon School Road Statesville, NC 28677

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 _____, _____ Township, Iredell County, North Carolina and more particularly described as follows:

See Exhibit A, attached.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2114 page 2108.

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

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, other than the following exceptions:

Easements, rights of way and restrictions of record, if any.

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

_____ (Entity Name)

By: _____

Title: _____

By: _____

Title: _____

By: _____

Title: _____

Caryn Matthijssen (SEAL)

Norman Matthijssen (SEAL)

_____ (SEAL)

_____ (SEAL)

State of North Carolina - County or City of Iredell

I, the undersigned Notary Public of the County or City of Iredell and State aforesaid, certify that Caryn Matthijssen and Norman Matthijssen

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 22nd day of February, 2016.

My Commission Expires: 11-25-2019

(Affix Seal)

JENNIFER ALCANTARA
Notary Public
Iredell County, NC
My Commission Expires: 11/25/2019

Notary Public

Notary's Printed or Typed Name Jennifer Alcantara

State of North Carolina - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that

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 _____ day of _____, ____.

My Commission Expires: _____

(Affix Seal)

Notary Public

Notary's Printed or Typed Name

State of North Carolina - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that

_____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company /general partnership /limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, ____.

My Commission Expires: _____

(Affix Seal)

Notary Public

Notary's Printed or Typed Name

EXHIBIT A

BEGINNING at an iron road set in the eastern margin of Sharon School Road (S.R. 1502), said iron rod set having NAD 83 coordinates: N= 733,086.2411 and E=1,390,720.6920. Said iron rod set being located North 59 deg. 53 min. 55 sec. East 271.88 feet and North 57 deg. 37 min. 02 sec. East 30.89 feet from an existing iron pin a common corner of Joye Waugh Fortson Revocable Trust (Deed Book 1688, page 724) and Medford Robert Smith, et al (Deed Book 1127, page 2062); and running thence North 57 deg. 37 min. 02 sec. East 296.25 feet to a large poplar; thence South 56 deg. 25 min. 32 sec. East 222.26 feet to an iron rod set; thence South 02 deg. 36 min. 09 sec. West 266.95 feet; thence South 89 deg. 53 min. 41 sec. West 385.20 feet to a calculated point in the center line of Sharon Road (S.R. 1502); thence with the centerline of Sharon School Road North 13 deg. 12 min. 34 sec. West 9.28 feet and North 14 deg. 03 min. 16 sec. West 15.78 feet and North 15 deg. 44 min. 53 sec. West 50.81 feet and North 16 deg. 56 min. 25 sec. West 66.52 feet and North 17 deg. 53 min. 12 sec. West 48.03 feet North 18 deg. 05 min. 29 sec. West 33.14 feet; thence leaving the center line of Sharon School Road and running North 57 deg. 37 min. 02 sec. East 30.89 feet to the point and place of beginning containing 3.102 acres more or less and being according to a survey of Steven D. Pope, Professional Land Surveyor, dated February 14, 2006 to which reference is made for greater certainty of description.

Subject to restrictions recorded in Deed Book 2114, page 2108, Iredell County Registry.

PIN: 3793-03-9032
Property Address: 450 Sharon School Road, Statesville, NC 28677