Doc ID: 012987410003 Type: CRP
Recorded: 07/08/2010 at 10:15:11 AM
Fee Amt: $25.00 Page 1 of 3
Revenue Tax: $0.00
Iredell County, NC
Brenda D. Bell Register of Deeds
BK 2071 PG 711-713

REVENUE STAMPS: $ -0-

Tax Parcel Identifier No.

NO TITLE SEARCH PERFORMED/NO TITLE OPINION RENDERED BY PREPARER

3

Mail after recording to GRANTEE
This instrument was prepared by L. RAGAN DUDLEY, Atty at Law, 316 E. Broad Street, Statesville, NC 28677..

NORTH CAROLINA GENERAL WARRANTY DEED

This DEED made this 8th day of July, 2010 by and between

GRANTOR(S)	GRANTEE(S)
LAKE LUXURY HOMES, LLC, a North Carolina limited liability company	LAKE LUXURY HOMES, LLC a North Carolina limited liability company
ADDRESS: P.O. Box 3792 MOORESVILLE, NC 28117	ADDRESS: P.O. Box 3792 Mooresville, NC 28117

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

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS IF FULLY SET FORTH HEREIN.

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.

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

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:

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

LAKE LUXURY HOMES, LLC,
a North Carolina limited liability company

BY: _____ (SEAL)
Virgle Ray Short, Jr.
Manager/Member

SEAL/STAMP

BARBARA A. BOYLE
NOTARY PUBLIC
Iredell County, North Carolina

NORTH CAROLINA - IREDELL COUNTY

I, a Notary Public of the State and County aforesaid, do hereby certify that, Virgle Ray Short, Jr., Member/Manager of Lake Luxury Homes, LLC, a North Carolina limited liability company, personally came before me this day and acknowledged the due execution of the foregoing instrument by authority duly given. Witness my hand and official stamp or seal, this the 8th day of July, 2010.

_____
Notary Public

My Commission Expires: 2-11-2014

EXHIBIT A

BEGINNING at a point located in the northern margin of Barber Loop (SR 1458), said point of beginning being the southeastern corner of Lot 33 of Watertree Landing, Phase Three (Plat Book 53, Page 78, Iredell County Registry), thence North 04 deg. 34 min. 16 sec. West 196.88 feet to a point in the line of Lot 55 of Watertree Landing, Phase Three (Plat Book 53, Page 78, Iredell County Registry); thence with the line of Lot 55, North 65 deg. 10 min. 58 sec. East 21.50 feet to the southwest corner of Lot 56 of Watertree Landing, Phase Three (Plat Book 53, Page 78, Iredell County Registry); thence with the line of Lot 56, North 80 deg. 14 min. 42 sec. East 117.76 feet to the southwest corner of Lot 58 of Watertree Landing, Phase Three (Plat Book 53, Page 78, Iredell County Registry); thence with the line of Lot 58, South 63 deg. 49 min. 55 sec. East 143.82 feet to the southwest corner of Lot 59 of Watertree Landing, Phase Four (Plat Book 53, Page 140, Iredell County Registry); thence with the line of Lot 59, South 53 deg. 48 min. 09 sec. East 81.10 feet to a point in the northeast corner of Lot 89 of Watertree Landing, Phase Four (Plat Book 53, Page 140, Iredell County Registry); thence with the line of Lot 89, South 36 deg. 09 min. 59 sec. West 208.25 feet to a point in the northern margin of Barber Loop; thence with the northern margin of Barber Loop, North 64 deg. 06 min. 21 sec. West 102.78 feet, along a curve with an arc distance of 102.22 feet and a radius of 285.50 feet, to a point in the northern margin of Barber Loop; thence with the northern margin of Barber Loop, North 84 deg. 30 min. 23 sec. West 100.01 feet with an arc distance of 100.01 feet, along a curve and a radius of 285.50 feet, to the point and place of beginning, containing 1.38 acres, more or less, and being new Lot 31 of Watertree Landing, Phase Three which is a recombination of Lots 31 and 32 of Watertree Landing, Phase Three as previously platted in Plat Book 55, Page 70, Iredell County Registry.