Type: CONSOLIDATED REAL PROPERTY
Recorded: 11/30/2015 4:26:24 PM
Fee Amt: $506.00 Page 1 of 3
Revenue Tax: $480.00
Iredell County, NC
Matthew J. McCall Register of Deeds

BK 2392 PG 1362 - 1364

Prepared By: Mark P. Moir, Attorney at Law
Return to: Grantee @ 224 Spring Run Road, Mocksville, NC 28117
Stamps: $480.00

NORTH CAROLINA)
)
IREDELL COUNTY)

NORTH CAROLINA GENERAL WARRANTY DEED
Reserving Life Estate

This Deed made this 27 day of November, 2015, by and between **Jerone D. Pearson and wife, Roberta G. Pearson**, hereinafter referred to as "Grantor", and **Cat and Glove, LLC**, hereinafter referred to as "Grantee". 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, **subject, however, to a life estate** therein which is hereby expressly reserved by Grantor for and during his natural life, all that certain lot or parcel of land situated in the County of Iredell, North Carolina and more particularly described as follows:

SEE "EXHIBIT A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 1827, Page 815, Iredell County Registry. A Map showing the above described property is recorded in Plat Book 15, Page 94.

The property does include the primary residence of the Grantor. *(NC GS § 105-317.2)*

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, subject, however, to a life estate therein which is hereby expressly reserved by Grantor for and during his natural life.

And the Grantor convenants with the Grantee, that Grantor is seized of the premises in fee simple, and has the right to convey the same in fee simple, that title to the same is marketable and free and clear of all encumbrances, subject, however, to the reservation of a life estate by Grantor, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the life estate of Grantor and the exceptions hereinafter stated. Title to the property herein above described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

Jerone D Pearson
JERONE D. PEARSON

Roberta G. Pearson
ROBERTA G. PEARSON

NORTH CAROLINA)
)
Iredell COUNTY)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Jerone D. Pearson and Roberta G. Pearson, individually.

Witness my hand and official stamp or seal, this 27 day of November, 2015.

Date: November 27, 2015

Victoria L Salley
Notary Public: [redacted] Victoria L Salley
My commission expires: [redacted]
9/19/20

(SEAL)

VICTORIA L. SALLEY NOTARY PUBLIC IREDELL COUNTY, NC MY COMMISSION EXPIRES SEPTEMBER 19, 2020

Legal Description
Cat and Glove, LLC
224 Spring Run Road
Mooresville, NC 28117
PIN 4636 7388 59.00
1702K08000A12
Deed References: DB 690-551, DB 1208-596, DB 1467-1116, DB 1467-1168 and DB 1827-815, all ICR

EXHIBIT "A"

BEING ALL OF **LOT 12, BLOCK A, SPRING RUN SUBDIVISION,** as shown on the Plat recorded in **Plat Book 15 at Page 94** in the Office of the Register of Deeds for Iredell County, North Carolina, reference to which is hereby made for a more particular description.

This conveyance is made subject to easements, restrictions and rights of way of record.