Type: CONSOLIDATED REAL PROPERTY
Recorded: 8/31/2015 2:44:50 PM
Fee Amt: $146.00 Page 1 of 2
Revenue Tax: $120.00
Iredell County, NC
Matthew J. McCall Register of Deeds

BK 2376 PG 2239 - 2240

Excise Tax $ *120.00* | Recording Time, Book and Page

Parcel Identifier No. 4636768020
Verified by Iredell County on the _____ day of _____, _____
by

Mail after recording to Grantee at malling address shown below
This instrument was prepared by Gerard W. McNaught, LLC, 19721 Bethel Church Rd., Ste. 101-A, Cornelius, NC 28031

Brief description for the Index

Title Insurance Company: Investors Title Insurance Company

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 31 day of August, 2015, by and between

GRANTOR	GRANTEE
Jenaper Loma Hill, LLC	**Richard Edward Tomasini**
PO Box 4028 **Mooresville, NC 28117**	**Mailing Address:** **140 Marina Lane** **Mooresville, NC 28117**
Property is not primary residence of Grantor	**Property Address:** **121 Spring Run** **Mooresville, NC 28117**

Enter in appropriate block for each party: name, 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 or parcel of land situated in the township of _____, City of Mooresville, Iredell County, North Carolina and more particularly described as follows:

BEING all of Lot 131, Section I of Mallard Head Country Club, as shown on a plat recorded in Plat Book 16, Page 11, Iredell County Public Registry.

Additionally there is conveyed hereby an easement appurtenant for the use of Lot 131 in Section I, Plat 16, Page 11, which easement appurtenant is more particularly described on Exhibit "A" attached to the deed recorded in Deed Book 769, Page 93, Iredell County Registry, reference to which is hereby made for a greater certainty of description of the appurtenant easement.

N.C. Bar Assoc. Form No. 3 © 1976, Revised © 1977

Submitted electronically by "Gerard W McNaught Law-Mooresville"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Iredell County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2267, Page 1587.

A map showing the above described property is recorded in Plat Book 16, Page 11.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

All such valid and enforceable easements, restrictions and rights of way of record and the lien of ad valorem taxes for the current year which the grantee herein assumes and agrees to pay.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Jenaper Loma Hill, LLC
(Corporate Name)

By: _____
Title: Member

By: _____
Title: _____

SEAL-STAMP

JONATHON L. CLEMENTS
Notary Public
Mecklenburg County
My Commission Expires
07/26/2017
NORTH CAROLINA

NORTH CAROLINA, Mecklenburg County.

I, the undersigned, a Notary Public of the County and State aforesaid, certify that Cliff Hecht personally came before me this day and acknowledged that he/she is Member-Manager of Jenaper Loma Hill, LLC, a corporation/limited liability company/general partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he/she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and official stamp or seal, this the 31 day of August, 2015.

My commission expires: 7-26-17

_____ Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof _____ REGISTER OF DEEDS FOR _____ COUNTY
By _____ Deputy/Assistant - Register of Deeds

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