by .....

Mail after recording to .....

.....

This instrument was prepared by Robert N. Randall, Attorney, P. O. Box 1085, Mooresville, N. C. 28115

Brief description for the Index

# NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 22nd day of SEPTEMBER, 19 82, by and between

| GRANTOR | GRANTEE |
|---|---|
| MALLARD HEAD DEVELOPMENT CORP. | THOMAS L. PRICE & wife, MICHELLE C. PRICE of Iredell County, N. C. |

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 City of ..... Township, ..... County, North Carolina and more particularly described as follows:~~

their heirs and assigns, a Sewer Easement extending from the rear property line of the hereinbefore referenced lot onto the adjacent golf course property, said Sewer Easement to extend under ground over an area not larger than that area hereinafter described. In no event shall the Grantee install a septic tank drain line within ten (10) feet of or under the area used for a golf course green or tee. The Grantee agrees that in the event they desire to install said septic tank drain field lines onto the golf course property in accordance with the aforesaid Sewer Easement, that they will hold harmless and repair any portion of the golf course property which is excavated or otherwise damaged as a result of the installation of said drain field lines, with the Grantee specifically agreeing that said repairs shall consist of promptly returning the golf course property on which said lines are installed to the condition said property was in, immediately prior to the installation of said septic tank drain field lines, including reseeding of fairways and replanting of shrubbery or trees and full maintenance thereof in the future. It is agreed that the right and easement hereby granted is appurtenant to and runs with the land now owned by the Grantor and hereinabove referred to for so long as a community or municipal sewer system is not available for service to the property. The availability of such service shall not affect the right of Grantee to continue the use of such septic tank drain field lines installed prior to such system becoming available, but would prohibit any reconstruction thereof.

N. C. Bar Assoc. Form No. 3A @ 1977
James Williams & Co., Inc., Box 127, Yadkinville, N. C. 27055

Being an easement 10 feet in width located five (5) feet on each side of a center line described as follows:

BEGINNING at a stake in the northern boundary line of Lot No. 137, Mallard Head Country Club, Section 1, recorded in Plat Book 16, page 11, Iredell County Registry, said point being located North 87 deg. 41 min. 35 sec. West 19.0 feet from the northeast corner of said Lot No. 137; and running thence North 25 deg. 55 min. 02 sec. West 108.40 feet; thence North 77 deg. 18 min. West 108.07 feet; thence North 20 deg. 28 min. 34 sec. East 120.44 feet; thence North 68 deg. 11 min. West 171.13 feet to a point at the western terminus of said 10 foot easement;

Also, an easement 28 feet in width and located 14 feet on each side of a center line described as follows:

BEGINNING at the western terminus of the above described 10 foot easement and running South 57 deg. 11 min. West 42.56 feet to the southwest terminus of said 28 foot easement;

Also, an easement 28 feet in width and lying 14 feet on each side of a center line described as follows:

BEGINNING at the western terminus of the above described 10 foot easement and running North 57 deg. 11 min. East 67.44 feet to the line of Lot No. 49, as shown on plat of Mallard Head Country Club, Section 1, recorded in Deed Book 16, page 9, Iredell County Registry.

No easement is given which interferes with the existing utilities easement for Mallard Head Country Club nor is any easement intended hereby which encroaches upon Lot No. 49 as above described.

The property hereinabove described was acquired by Grantor by instrument recorded in .....

.....

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

TO HAVE AND TO HOLD the aforesaid easement 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:

**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.**

MALLARD HEAD DEVELOPMENT CORP.

(Corporate Name)

By: John P. Campbell Ex. VP.

President

ATTEST: W. William McGee

Secretary (Corporate Seal)

**USE BLACK INK ONLY**

.....(SEAL)

.....(SEAL)

.....(SEAL)

.....(SEAL)

Use Black Ink

---------- Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this ____ day of ----------, 19____.

My commission expires: ---------- ----------Notary Public

---

SEAL - STAMP

Use Black Ink

NORTH CAROLINA, ----------County.

I, a Notary Public of the County and State aforesaid, certify that ----------

---------- Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this ____ day of ----------, 19____.

My commission expires: ---------- ----------Notary Public

---

SEAL - STAMP

Use Black Ink

NORTH CAROLINA, ----------County.

I, a Notary Public of the County and State aforesaid, certify that ----------

---------- Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this ____ day of ----------, 19____.

My commission expires: ---------- ----------Notary Public

---

SEAL - STAMP

Use Black Ink

NORTH CAROLINA, Iredell County.

I, a Notary Public of the County and State aforesaid, certify that William W. Skeen,

personally came before me this day and acknowledged that he is ---------- Secretary of Mallard Head Development Corp. a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its Exec. Vice President, sealed with its corporate seal and attested by ---------- as its ---------- Secretary.

Witness my hand and official stamp or seal, this 22nd day of September, 1982.

My commission expires: 7-11-83 Lynda N. Smith Notary Public

---

SEAL - STAMP

Use Black Ink

NORTH CAROLINA, ----------County.

I, a Notary Public of the County and State aforesaid, certify that ----------,

personally came before me this day and acknowledged that he is ---------- Secretary of ---------- a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its ----------

President, sealed with its corporate seal and attested by ---------- as its ---------- Secretary.

Witness my hand and official stamp or seal, this ____ day of ----------, 19____.

My commission expires: ---------- ----------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.