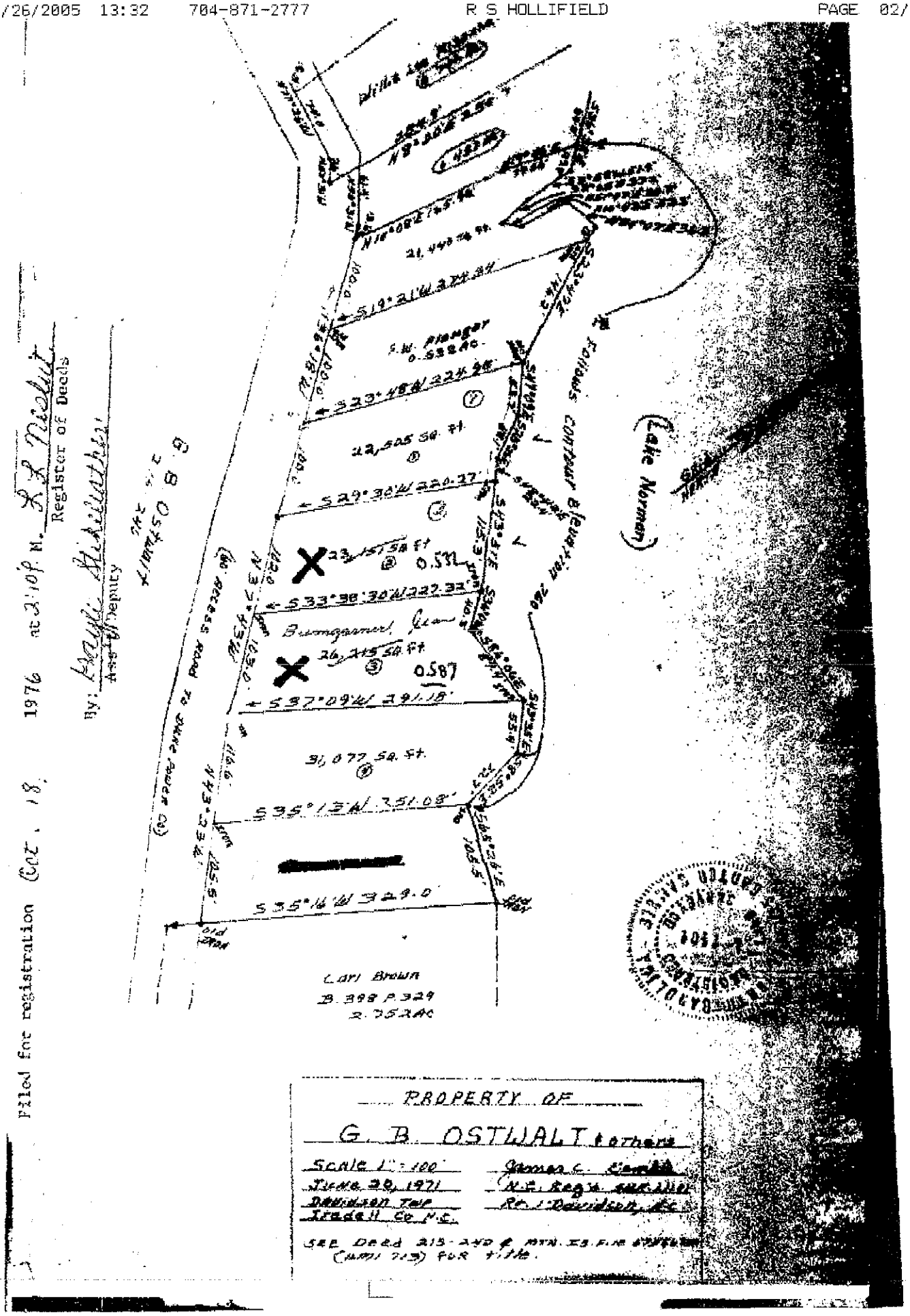

Filed for registration Oct. 18, 1976 at 3:10 P. M.
Register of Deeds
By: Assistant Deputy
Cari Brown
B. 398 P. 329
2.752 Ac
Lake Norman
PROPERTY OF
G B OSTWALT & others
Scale 1" = 100'
June 29, 1971
Davidson Twp
Iredell Co. N.C.
James C. Cowan
N.C. Reg. L.S.
Rt. 1 Davidson, N.C.
SEE Deed 213 AND 8 MTN. ES FOR ADDITIONAL TITLE.
(NUMBER 7-3) FOR TITLE.

WARRANTY DEED Form WD-001 Printed and for sale by James Williams & Co., Inc., Yadkinville, N.C.

STATE OF NORTH CAROLINA, IREDELL **County.** Book 595 Page 659

THIS DEED, Made this 28th day of September, 19 76, by and between G. B. Ostwalt and wife, Levie F. Ostwalt of Iredell County and state of North Carolina, hereinafter called Grantor, and Jean N. Hungarner of Mecklenburg County and State of North Carolina, hereinafter called Grantee, whose permanent mailing address is 5501 Starkwood Drive, Charlotte, North Carolina 28212

WITNESSETH: That the Grantor, for and in consideration of the sum of One Hundred and no/100 Dollars and other good and valuable considerations to him in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell, convey and confirm unto the Grantee, his heirs and/or successors and assigns, premises in Davidson Township, Iredell County, North Carolina, described as follows:

WT1

PARCEL #1: A lot or parcel of land lying and being in Davidson Township, Iredell County, N.C., with said parcel being located on the Northern margin of a 60 foot road right of way and bound on the West by F. W. Plauger (now or formerly), bound on the North by Lake Norman, bound on the East by G. B. Ostwalt, et al, and bound on the South by a 60 foot road right of way and being more particularly described as BEGINNING at an existing concrete monument, corner of this lot and the F. W. Plauger lot on the Northern margin of a 60 foot access road; thence with said Plauger lo. North 23 degrees 48 minutes East 224.98 feet to a contour elevation 760 feet of Lake Norman (USGS Datum), with said line being marked by an iron pin 9 feet from the 760 feet elevation; thence with the 760 feet Lake elevation South 47 degrees 09 minutes East 53.7 feet; thence continuing with Lake elevation South 25 degrees 26 minutes East 48.10 feet; thence continuing with Lake elevation South 48 degrees 42 minutes East 22.4 feet; thence leaving the contour elevation of 760 feet on Lake Norman and running with the dividing line between Lots 1 and 2 of the G. B. Ostwalt property South 29 degrees 30 minutes West 220.27 feet to an existing iron pin in the Northern margin of a 60 foot road right of way (This line is marked by an iron pin 2.77 feet from the contour elevation of 760 feet.); thence with the Northern margin of said 60 foot access road North 36 degrees 18 minutes West 100 feet to an existing concrete monument, the point and place of BEGINNING, with the said description being taken from an actual survey of the property by John D. Campbell as shown on his plat on August 26, 1976, attached hereto as a part of this description.

LOT2

PARCEL #2: A lot or parcel of land lying and being in Davidson Township, Iredell County, North Carolina, with said parcel being located on the Northern margin of a 60 foot road right of way and bound on the West by Parcel #1 contained herein, bound on the North by Lake Norman, bound on the East by the Grantee herein and bound on the South by the said 60 foot road right of way and being more particularly described as BEGINNING at a common corner of Parcel #1 and #2 on the Northern margin of a 60 foot access road; thence with the dividing line between Lots #1 and #2 North 29 degrees 30 minutes East 220.7 feet to a point in the 760 feet elevation of Lake Norman (USGS Datum) with the said line being marked by an iron pin 2.7 feet from the 760 feet elevation; thence with the said 760 feet contour elevation South 43 degrees 51 minutes East to an iron pin, common corner of Parcel #2 and a lot presently owned by the Grantee; thence with the dividing line between the two lots South 33 degrees 38 minutes 30 seconds West 227.32 feet to an iron pin in the Northern margin of a 60 foot road right of way; thence with the margin of said roadway North 37 degrees 43 minutes West 102 feet to an iron pin, the point and place of BEGINNING with said description being taken from a survey of the property by J.C. Gamble dated June 20, 1971 and a survey dated September 18, 1976.

TO HAVE AND TO HOLD the above described premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto the Grantee, his heirs and/or successors and assigns forever.

And the Grantor covenants that he is seized of said premises in fee, and has the right to convey the same in fee simple; that said premises are free from encumbrances (with the exceptions above stated, if any); and that he will warrant and defend the said title to the same against the lawful claims of all persons whomsoever.

Whenever reference is made to the Grantor or Grantee, the singular shall include the plural and the masculine shall include the feminine or the neuter.

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

G. B. Ostwalt (SEAL) — Levie F. Ostwalt (SEAL)

STATE OF NORTH CAROLINA IREDELL COUNTY.

I, LaRue M. Burleigh, a Notary Public of said County, do hereby certify that G. B. Ostwalt and wife, Levie F. Ostwalt, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed.

Witness my hand and notarial seal, this the 28th day of September, 19 76.

My Commission Expires: July 4, 1978 — LaRue M. Burleigh (SEAL)

STATE OF NORTH CAROLINA [redacted] County, do hereby certify that [redacted] Grantor, personally appeared before me [redacted] Witness my hand and notarial seal, [redacted] 19[redacted]. My Commission Expires: [redacted] N. P. (SEAL)

STATE OF NORTH CAROLINA, IREDELL COUNTY

The foregoing certificate(s) of LaRue M. Burleigh a N P of Iredell Co N.C. is (are) certified to be correct. This instrument was presented for registration this 18 day of October, 19 76 at 2:10 o'clock P. M., and duly recorded in the office of the Register of Deeds of Iredell County, North Carolina, in Book 595 Page 659.

This the 18 day of October A. D., 19 76.

K L Medlin, Register of Deeds — By: Myrtle Stikeleather, Assistant-Deputy Register of Deeds

This Deed drawn by Pressley B. Brawley, Jr., POPE, BRAWLEY AND DOUGHTON, P.O. Box 27, Mooresville, N.C.

WARRANTY DEED—Printed and for sale by Brady Printing Company, Mooresville, N. C.

NORTH CAROLINA, COUNTY OF IREDELL BOOK 506 PAGE 6

THIS DEED, Made this 8th day of July, 19 71, by

G. B. Ostwalt and wife, Levie F. Ostwalt

of Iredell County and State of North Carolina parties

of the first part, to Jean O. Bumgarner for and during her natural life, with the remainder to her daughter, Debra Jean Bumgarner

of Mecklenburg County and State of North Carolina parties

of the second part:

WITNESSETH, That said parties of the first part, in consideration of the sum of

TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS

to them paid by the said parties of the second part, the receipt of which is hereby acknowledged, has/have bargained and sold, and by these presents do hereby grant, bargain, sell and convey to said parties of the second part their heirs and assigns, a certain tract or parcel of land in Davidson Township Iredell County, State of North Carolina, adjoining the lands of

and others and bounded as follows, viz:

BEGINNING at an iron pin in the Northern margin of a 60 foot access road leading in an Easterly direction to State Road #1168 with said iron pin being located South 37 degrees 43 minutes East 204 feet from F. D. Plauger's Southeast corner; and running thence with a new Ostwalt line North 33 degrees 38 minutes 30 seconds East 227.32 feet to an iron pin located on the contour elevation 760 U.S.D.A. datum; thence with said contour elevation South 36 degrees 06 minutes East 40.3 feet to a point; thence continuing with said contour South 86 degrees 06 minutes East 99.4 feet to an iron; thence with the dividing line between this lot and the Ben Lewis Cline, et al, lot South 37 degrees 09 minutes West 291.54 feet to an iron in the Northern margin of the hereinabove described access road; thence with the Northern margin of said road North 37 degrees 43 minutes West 103 feet to the point and place of BEGINNING, with said description being taken from the plat of this property as surveyed by J. C. Gamble, dated June 20, 1971, a copy of which is attached hereto and made a part of this description.

Lot 3

Copy

For back title see deed recorded in Book _____ page _____, County Registry.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, and all privileges and appurtenances thereto belonging, to the said part less of the second part, their heirs and assigns to their only use and behoof forever.

And the said part less of the first part, for themselves and their heirs, executors and administrators, covenant with said part less of the second part their heirs and assigns, that they are seized of said premises in fee and ha ve the right to convey the same in fee simple; that the same are free and clear from all encumbrances, and that they do hereby forever warrant and will forever defend the said title on the same against the lawful claims of all persons whomsoever subject to any and all easements and rights of way of record.

IN TESTIMONY WHEREOF, The said part less of the first part ha ve hereunto set their hand s and seal s, the day and year first above written.

Attest:

G. B. Ostwalt (Seal)

(Seal)

Attest:

Lavie F. Ostwalt (Seal)

(Seal)

STATE OF NORTH CAROLINA, COUNTY OF IREDELL

I, Doris H. Martin a Notary Public of the County and State aforesaid, do hereby certify that G. B. Ostwalt and wife, Lavie F. Ostwalt personally appeared before me this day and severally acknowledged the due execution of the foregoing deed of conveyance.

Witness my hand and official seal, this the 12th day of July 19 71.

My Commission expires: 2-4-76

Notary Public

TRANSFER CHECKED 7-12-71
TAX SUPERVISOR'S OFFICE

STATE OF NORTH CAROLINA, COUNTY OF IREDELL

The foregoing certificate(s) of Doris H. Martin a Notary Public of Iredell County, N.C.

is (are) certified to be correct. This instrument was presented for registration this day and hour and duly recorded in the office of the Register of Deeds of Iredell County, North Carolina, in Book 506, Page 6

This 12 day of July, A. D. 1971 at 12:05 o'clock, P. M.

REGISTER OF DEEDS By: Deputy Register of Deeds

BOOK 506 PAGE 7