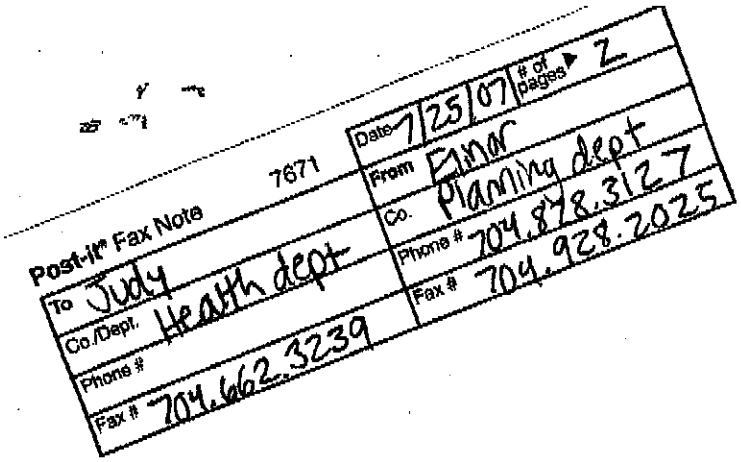


2

Doc ID: 009758480002 Type: CRP
Recorded: 12/09/2005 at 01:57:15 PM
Fee Amt: $567.00 Page 1 of 2
Excise Tax: $550.00
Iredell County, NC
Brenda D. Bell Register of Deeds
BK 1705 PG 2257-2258

Easement for Existing System

Purchase Price: $275,000.00 Revenue Stamps: $550.00

Tax Lot No.: _____ Parcel Identifier No. 4638019306

Verified by _____ County on the _____ day of _____, 200__

Mail after recording to: GRANTEE

This instrument was prepared by: THOMAS, GODLEY & CHILDERS, P.A., 514 Williamson Road, Ste. 421, Mooresville, NC 28117
File# 2005121651

Title Insurance Company: The Title Company of North Carolina

Brief description for the Index: Lot 227, Section 11

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 12/08/05, by and between

GRANTOR	GRANTEE
Gregory S. Guffey and Kimberly P. Guffey	Leslie C. Hanellin and spouse, Andrew P. Hanellin 171 Greenbay Road 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 Township, Iredell County, North Carolina and more particularly described as follows:

BEING all of Lot 227 in Section 11, as shown on map recorded in Map Book 14 at Page 50 in the Office of the Register of Deeds for Iredell County

Grantor reserves for the benefit of Lot 226 of Map Book 12, page 50, a septic setback easement for the purpose of maintain the required set back distance between the septic system (located on Lot 226) and Lot 227. Said is easement described as follows:

Beginning at a point in the dividing line of Lots 226 and 227 of Map Book 12, page 50 of the Iredell County Registry, said point lying S 44-39-00 E 40 feet from the northern most corner of Lot 227, thence from said point of beginning with the dividing line of said lots S 44-39-00 E 50 feet to a point, thence S 45-21-00 W 10 feet to a point, thence N 44-39-00 W 50 feet to a point, thence N 45-21-00 E 10 feet to the point and place of beginning.

Said septic setback easement to run with the land and be appurtenant to Lot 226.

EXHIBIT A

Legal Description

Beginning at an iron pipe, said iron pipe being North 19-24 East 123.1 ft form the Northerly corner of the Bertie McKay Christie property and runs thence with contour at elevation 760 ft. above mean sea level, U.S.G.S Datum, the following courses and distances: N 34-00 E 113.0 ft. and N 72-15 E 110 ft: thence S 7-00 E 220 ft thence S 24-31 W 80.5 ft: thence N 44-30 W 230 ft to the beginning containing 0.75 acres as shown on print dated November 20,1968 marked MTN> Island File No. 1097, a copy which was recorded with Deed Recording in Deed Book 468, Page 553, and being a part of the property described in two Deeds as follows: (1) to Catawba MFG. and Electric Co. from Z.C Robinson and wife B. L Robinson, dated December 30,1926, recorded in Deed Book 87, Page 172 and (2) to Duke Power Co. from W.E Crosswhite and Douglas G. Eisele, commissioners, dated June 28,1968, and recorded in Deed Book 460, Page 142, Iredell County Registry. For further back reference see release recorded in Book 476, Page 301, and Deed recorded in Deed Book 490, Page 389, Iredell County registry.

Street Address: 226 Ross Road Mooresville, North Carolina 28117

Tax Parcel & Tax Information:
Tax Parcel # 4638-01-9552

FURTHER this real property is conveyed SUBJECT to that certain Septic Setback Easement for the purpose of maintaining the required set back distance between the septic system (located on Lot 226 and Lot 227; said easement created and described in Deed Book 1705, at Page 2257, in the Office of the Register of Deeds for Iredell County, North Carolina.