4638-28-4044 630 Kenway Loop Mooresville,

Type: CRP
Recorded: 07/05/2016 at 03:34:32 PM
Fee Amt: $146.00 Page 1 of 2
Revenue Tax: $120.00
Iredell County, NC
Matthew J. McCall Register of Deeds
BK 2430 PG 1457-1458

GENERAL WARRANTY DEED

Excise Tax: $120.00

Tax Parcel ID No.: 4638284044 Verified by: Iredell County

on the ____ day of _____, 20___ By: _____

Mail/Box to: Grantee

This instrument was prepared by: Kevin C. Donaldson, Attorney at Law, Jones, Childers, McLurkin & Donaldson, PLLC, 149 Welton Way, Mooresville, NC 28117

Brief description for the Index: _____

THIS DEED, made this the 30th day of June, 2016, by and between

GRANTOR: **Woodbridge Partners, LLC, a North Carolina Limited Liability Company**
whose mailing address is: P.O. Box 3608, Mooresville, NC 28117
(herein referred to collectively as **Grantor**) and

GRANTEE: **Patrick E. Murphy and wife, Elizabeth H. Murphy**
whose mailing address is: 112 Holly Oak Way, Mooresville, NC 28115
(herein referred to collectively as **Grantee**) and

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the City of _____, Township of **Davidson** County of **Iredell**, State of North Carolina, more particularly described as follows:

BEING all of Lot 18 of FERNLEAF SUBDIVISION, PHASE 2, as platted, planned and recorded in Plat Book 58, Page 116, Iredell County Registry, reference to said plat being made for a more complete description.

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 1902, Page 1112, and being reflected on plat(s) recorded in Map/Plat Book 58, page/slide 116.

All or a portion of the property herein conveyed ___ includes or _X_ does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

R.O.T.C. Page Count: 2
NS PO

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Gra will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

This conveyance is made subject to the following Exceptions and Reservations:

1. **ANY AND ALL EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD.**
2. **ANY AND ALL ZONING AND PLANNING ORDINANCES.**

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors an assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

WOODBRIDGE PARTNERS, LLC

By: _____

Print/Type Name & Title: **Jeffery Cernuto, Manager** / member

State of North Carolina
County of Iredell

I certify that the following person(s) who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day and acknowledging that he is Manager of Woodbridge Partners, LLC, a North Carolina Limited Liability Company, and that he as Manager, voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Jeffery Cernuto, Manager/member of Woodbridge Partners, LLC**, a North Carolina Limited Liability Company.

Date: 7/1/2016

Belinda Crane-Isenhower
Notary Public

Belinda Crane-Isenhower
Notary's Printed or Typed Name

My Commission Expires:
12-12-2016

(Official/Notarial Seal)

BELINDA CRANE-ISENHOWER NOTARY PUBLIC CATAWBA CO., N.C.

Revised December 17, 2009