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BOOK 1287
PAGES 322 - 325
Iredell County, NC
Recorded 09/21/2001 11:37:34am
No 9999-00029957 1 of 4 pages
Excise Tax: $8.00
Brenda D. Bell, Register of Deeds

Excise Tax $5.00

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by _____ County on the ____ day of _____, 19___
by _____

Mail after recording to Gem Custom HOmes 4516 New Garden Ct. Charlotte NC 28215
This instrument was prepared by Kennedy & Wulfhorst, P.A., P.O. Box 242 Denver, NC 28037

Brief Description for the Index: Lot 29A Harbor Landing

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made August 6, 2001, by and between

GRANTOR	GRANTEE
STUMPY CREEK LLC	GEM CUSTOM HOMES, L.L.C.
A North Carolina Limited Liability Company	4516 New Garden Court Charlotte NC 28215

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 , Davidson Township, Iredell County, North Carolina and more particularly described as follows:

Being that certain Lot 29A as described in Exhibit attached hereto and incorporated herein by reference as if fully copied verbatim herein.

NO TITLE EXAM REQUESTED, NO OPINION GIVEN

Workflow 9999-00029

EXHIBIT A TO WARRANTY DEED FROM STUMPY CREEK LLC TO GEM CUSTOM HOMES, L.L.C. DATED AUGUST 6, 2001

Being all and the full contents of Lot No. 29A as a septic easement and repair area for Lot 26 of Harbor Landing Section Two Plat Book 30 Page 34 Iredell County Public Registry, and said Septic easement and repair area designated as Lot 29A on plat entitled "Septic Easement Lines for Harbor Landing-Section Two, Plat Book 30 Page 34," prepared by Ronnie Dadmon Surveyors, P.A, a copy being attached hereto and incorporated herein by reference, said septic easement and repair area for Lot 26 being described as follows:

The Septic easement and/or repair area for Lot No. 26 being all and the full contents of Lot No. 29A as shown on the above referenced plat, said Lot No. 29A being the front portion of Lot 29 as shown on Plat Book 30, Page 34 Iredell County Public Registry, and being more particularly described by metes and bounds as follows;

BEGINNING at the southern common corner of Lot Nos. 28 and 29 of Harbor Landing Subdivision Section Two Plat Book 30 Page 34 Iredell County Public Registry and running thence from said point of BEGINNING with the northern edge of the right of way of Sagamore Rd with an arc of a curve to the right having a radius of 1034.96 feet an arc distance of 53.58 feet (having a chord bearing and distance of North 74 deg. 24 min. 45 sec. West 53.58 feet) to a point in the northern right of way of Sagamore Rd.; thence continuing with the northern edge of the right of way of Sagamore Rd. North 73 deg. 00 min. 03 sec. West 61.87 feet to a point; said point being a common corner with Lot 30 Harbor Landing; thence running a common line with Lot 30 of Harbor Landing North 12 deg. 58 min. 50 sec. East 95.20 feet to a point; thence a new line in Lot 29 of Harbor Landing South 75 deg. 25 min 09 sec. East 121.35 feet to a point; thence running a common line with Lot 28 Harbor Landing South 16 deg. 29 min. 54 sec. West 88.77 feet to the point and place of BEGINNING and further being designated as Lot No. 29A on plat attached hereto.

The above referenced Lot No. 29A is a parcel of property designated as sewage disposal and/or repair area only for Lot No. 26 of Harbor Landing Subdivision, Section Two and the same is conveyed appurtenant to and runs with Lot No. 26 only. Lot No. 29A can be used for no other purpose than the installation of a septic/sewage system without the prior consent of the Developer.

The Developer/Grantor further grants to the Grantee an easement over and across that thirty-five (35) foot septic easement crossing the rear portion of Lot Nos. 27 & 28 of Harbor Landing Section Two and Lot Nos. 31 & 32 and 33 of Harbor Landing Section Three.

The Developer/Grantor further grants an easement over and across the eastern edge of Lot No. 29B for the purpose of ingress and egress and the laying of sewer lines to Lot No. 29A as shown on the above referenced plat

Deed Reference: Book 986, at Page 1085 and Book 985, at Page 1091 Iredell County Public Registry.