1434

IREDELL COUNTY NC 02/16/2001
$204.00
Real Estate Excise Tax

IREDELL COUNTY NC
Book 1242
Pages 0880-0881
FILED 2 PAGE(S)
02/16/2001 12:58 PM
BRENDA D. BELL
Register Of Deeds

Purchase Price: $101,850.00

Revenue Stamps: $204.00

Recording Time, Book and Page

Tax Lot No.: _____ Parcel Identifier No. 4646-67-5176

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

by _____

Mail after recording to: THOMAS, GODLEY & CHILDERS, P.A., 514 Williamson Road, Ste. 421, Mooresville, NC 28117

This instrument was prepared by: Ben S. Thomas, Attorney at Law

Brief description for the Index: .504 acres

*** NORTH CAROLINA GENERAL WARRANTY DEED ***

THIS DEED made this 14th day of February 2001, by and between

GRANTOR	GRANTEE
Stephen H. Powers P.O. Box 2814 Huntersville, NC 28078	Rodney C. Combs and wife, Suzanne S. Combs 6118 Glen Manor Drive Charlotte, NC 28269

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

Beginning at a point in the western margin of Hickory Hill Circle, said point of beginning being the southeastern most corner of the 0.664 acre tract conveyed to the Gibbs Family Parmership and designated on said deed as Tract 11, said deed being of even date herewith and running thence from said beginning point South 61-40-07 West 83.55 feet to a point; thence North 89-37-35 West 121.95 feet to a point in the contour elevation line of Lake Norman; thence with said line South 9-12-17 East 112.93 feet to a point; thence South 87-11-04 East 134.27 feet to a point; thence North 32-04-34 East 111.49 feet to a point in the margin of the aforementioned roadway; thence in a northerly direction with the margin of said roadway on a curve to the right, said curve having a radius of 192.53 feet for an arc distance of 64.74 feet to the point and place of BEGINNING, containing 0.504 acres, more or less, according to that certain survey dated July 14, 1994, prepared by R. S. Hollifield, Registered Surveyor.

Grantor reserves for the benefit of that 0.50 Acre tract described in Deed Book 1089 at Page 444, a 6 foot by 6 foot square well easement located in the Southeast corner of the above described tract adjacent to Hickory Hill Circle. Said well easement shall only be used by said 0.50 Acre Tract if community water and/or sewer is unavailable and development of aid 0.50 Acre Tract requires an off site well.

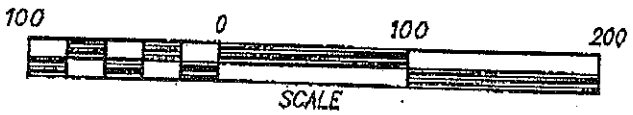
Plat Showing
A 6 foot by 6 foot square well easement located in the southeast corner adjacent to Hickory Hill Circle of the Rodney C. Combs and Suzanne S. Combs Property, as described in D. B. 1242-880

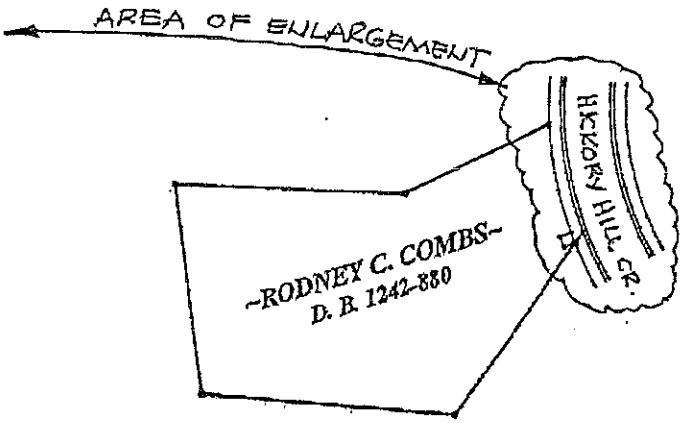
Tax Pin 4646-67-5263 ~ D. B. 1242-880 ~ P. B. 24-45,46
Davidson Township ~ Iredell County, NC

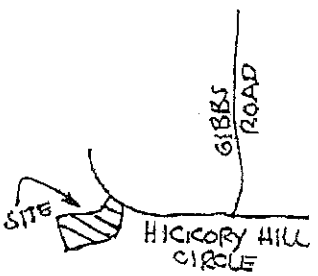
Property of Rodney C. Combs and Suzanne S. Combs

Plat information also based upon unrecorded maps titled "Boundary Survey of As Shown", dated July 14, 1994, and "Boundary Survey of 0.504 Acre Lot adjoining the Gibbs Cove Subd", dated July 10, 1998, (the latter prepared for Stephen Powers) and GIBBS COVE Subdivision recorded at P. B. 24 pages 45 and 46 by Ronald S. Hollifield, PLS.









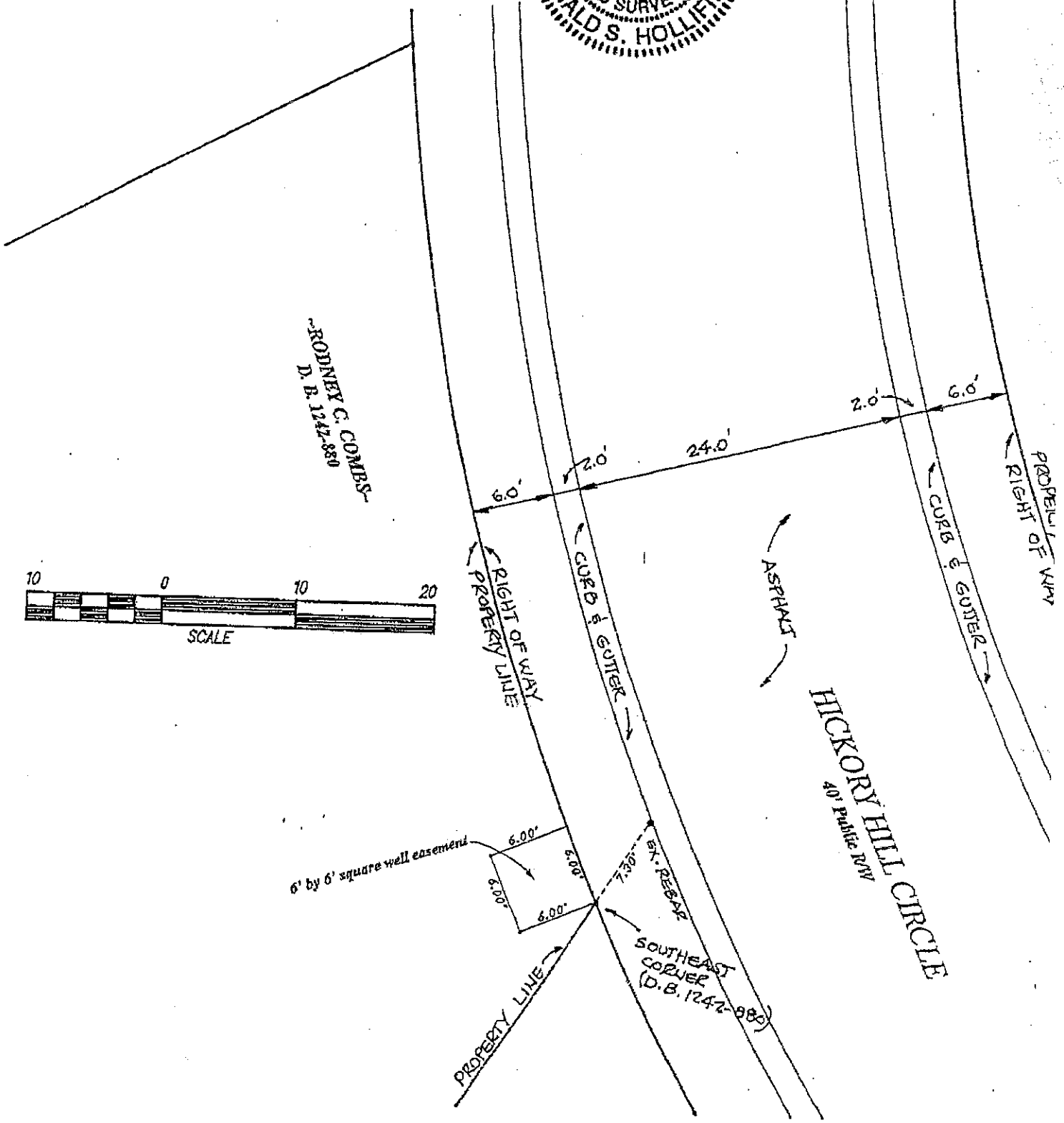
R. S. Hollifield *land surveying / subdivision planning* ~ *P. O. Box 1036 Troutman, NC 28166*
phone (704) 871-1175 ~ fax (704) 871-2777 ~ email: holiron@yvi.net
file: gibbwell

I, Ronald S. Hollifield, certify that this plat was drawn under my supervision (deed description recorded in book SEE TITLE BLOCK ; map recorded in book SEE TITLE BLOCK); that the boundaries have not been surveyed, lines platted from information as shown.

Witness my original signature, registration number, and seal this 25th of July, 2003.

Ronald S. Hollifield, NCPLS 1404

NORTH CAROLINA PROFESSIONAL SEAL L-1404 LAND SURVEYOR RONALD S. HOLLIFIELD



I, Ronald S. Hollifield, certify that this plat was drawn under my supervision (deed description recorded in book SEE TITLE BLOCK ; map recorded in book SEE TITLE BLOCK); that the boundaries have not been surveyed, lines plotted from information as shown.

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NORTH CAROLINA PROFESSIONAL SEAL L-1404 LAND SURVEYOR RONALD S. HOLLIFIELD

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Tax Pin 4646-67-5263 ~ D. B. 1242-880 ~ P. B. 24-45,46
Davidson Township ~ Iredell County, NC

Property of Rodney C. Combs and Suzanne S. Combs

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P. B. 24-45,46

-RODNEY C. COMBS- D. B. 1242-880

6.0' 2.0' 24.0' 2.0' 6.0'

RIGHT OF WAY PROPERTY LINE

CURB & GUTTER

ASPHALT

HICKORY HILL CIRCLE 40' Public R/W

CURB & GUTTER

PROPERTY LINE RIGHT OF WAY

6' by 6' square well easement

5.00' 5.00' 5.00' 5.00'

S 73°-- E 84.78' to SOUTHEAST CORNER (D. B. 1242-880)

PROPERTY LINE

SCALE 10 0 10 20

SCALE 100 0 100 200

AREA OF ENLARGEMENT

HICKORY HILL CR.

-RODNEY C. COMBS- D. B. 1242-880

GIBBS ROAD

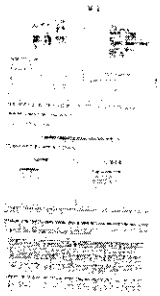
SITE

HICKORY HILL CIRCLE

R. S. Hollifield land surveying / subdivision planning ~ P. O. Box 1836 Troutman, NC 28166
phone (704) 871-1775 ~ fax (704) 871-2777 ~ email: hollirs@bellsouth.net

file: gibbswell

07/29/2003 09:08 704-871-2777 R S HOLLIFIELD PAGE 07



1



2

Mail after recording to: THOMAS, GODLEY & CHILDERS, P.A., 514 Williamson Road, Ste. 101, Mooresville, NC 28117

This instrument was prepared by: Ben S. Thomas, Attorney at Law

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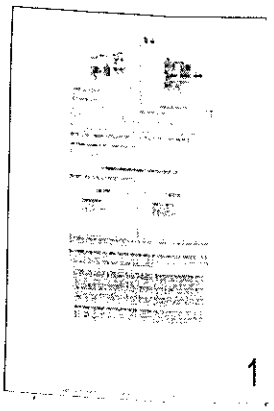
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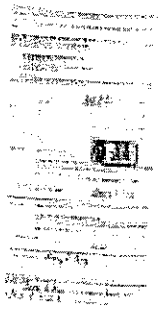
WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Davidson Township, Iredell County, North Carolina and more particularly described as follows:

Beginning at a point in the western margin of Hickory Hill Circle, said point of beginning being the southeastern most corner of that 0.664 acre tract conveyed to the Gibbs Family Partnership and designated on said deed as Tract II, said deed being of even date herewith and running thence from said beginning point South 61-40-07 West 83.55 feet to a point; thence North 89-37-35 West 121.95 feet to a point in the contour elevation line of Lake Norman; thence with said line South 9-12-17 East 112.93 feet to a point; thence South 87-11-04 East 134.27 feet to a point; thence North 32-04-34 East 111.49 feet to a point in the margin of the aforementioned roadway; thence in a northerly direction with the margin of said roadway on a curve to the right, said curve having a radius of 192.53 feet for an arc distance of 64.74 feet to the point and place of BEGINNING, containing 0.504 acres, more or less, according to that certain survey dated July 14, 1994, prepared by R. S. Holdfield, Registered Surveyor.

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1



2

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 1089 at Page 452 in the Iredell County Public Registry. A map showing the above-described property is recorded in Map Book at page .

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances 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:

1. Any and all easements, rights of way and restrictions of record.
2. Any and all zoning and planning ordinances.
3. Any discrepancies an an accurate survey of the premises might reveal.
4. Any and all other matters of record.

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 officers duly authorized by its Board of Directors, the day and year first above written.

_____ (SEAL)
(Corporate Name)
Stephen H. Powers

By: _____ (SEAL)
_____, President

ATTEST: _____ (SEAL)

_____ (SEAL)
_____, Secretary

SEAL-STAMP NORTH CAROLINA, Iredell County

OFFICIAL SEAL
SHERRY P. KING
Notary Public - North Carolina
IREDELL COUNTY
My Commission Expires

I, a Notary Public of the County and State aforesaid, certify that Stephen H. Powers personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this 14 day of February, 2001.