Filed
Iredell County, NC
Book 1822 Page 1500
Date 2-7-07
Time 4:22 p.m.
Brenda D. Bell Register of Deeds

Sales Price: $0.00
NO TITLE OPINION RENDERED OR IMPLIED
NO CLOSING HELD BY PREPARING ATTORNEY
Revenue Stamps: $0.00

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by _____ County on the _____ day of _____, 20
by

Mail after recording to Grantee
This instrument was prepared by Walter H. Jones, Jr. Attorney at Law, Homesley, Jones, Gaines, Dudley, McLurkin & Donaldson, 236 Raceway Drive, Suite 7, P. O. Box 3010, Mooresville, NC 28117

Brief Description for the index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 6TH day of February, 2007, by and between

GRANTOR	GRANTEE
Jason Enders and wife, Allison Enders	Jason Enders and wife, Allison Enders Whose Address Is: 11718 Long Forest Drive Charlotte, NC 28269-3147

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 love and affection, 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 Mooresville, Coddle Creek Township, Iredell County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1766, Page 208.

A map showing the above described property is recorded in Plat Book 32, Page 140.

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.

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 duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(Corporate Name)

By: _____ President

ATTEST: _____ Secretary (Corporate Seal)

Jason Enders (SEAL)

Allison Enders (SEAL)

SEAL-STAMP STATE OF NORTH CAROLINA
COUNTY OF IREDELL

I certify that the following person(s) personally appeared before me this day, and I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a NC driver license; each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Jason Enders and wife, Allison Enders.

Date: 2-7-07

Jennifer M. Witherspoon
Notary Public

(Official Seal)

My commission expires: 7-20-08

JENNIFER M. WITHERSPOON NOTARY PUBLIC IREDELL COUNTY, N.C.

SEAL-STAMP NORTH CAROLINA, _____ County.
I, a Notary Public of the County and State aforesaid, certify that _____, personally came before me this day and acknowledged that he/she is _____ Secretary of _____, a _____ corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by him/her as its _____ Secretary. Witness my hand and official stamp or seal, this _____ day of _____, 2005.

My commission expires: _____

_____ Notary Public

The foregoing Certificate(s) of

is/are certified to be correct. This instrument and this certificate are duly registered at the date and in the Book and Page shown on the first page hereof.

_____ REGISTER OF DEEDS FOR _____ COUNTY

By _____ Deputy/Assistant-Register of Deeds.

Exhibit "A"

BEGINNING at an existing iron pin in the southern right of way for Davidson Ridge Court located at a common corner of Ricky G. King (Deed Book 1169 Page 942) and running thence with the line of King South 28-37-52 East 229.34 feet to an existing iron pin a common corner with King and in the line of David W. Pruitt (Deed Book 1512 Page 2284); and running thence with the line of Pruitt the following two courses and distances: 1) South 74-50-43 West 189.00 feet to an existing iron pin and 2) South 74-23-26 West 166.87 feet to an existing iron pin a common corner with Jeff R. Littleson (Deed Book 1164 Page 34); running thence with the line of Littleson the following two courses and distances: 1) North 00-24-59 East 204.03 feet to an existing iron pin and 2) North 35-49-19 East 180.46 feet to an existing iron pin in the southern right of way for Davidson Ridge Court; thence with the southern margin of the right of way on a curve to the left, said curve having a radius of 186.00 feet, for a length of 140.86 feet and having a chord bearing South 66-32-32 East 137.52 feet to the point and place of Beginning, the same containing 1.70 acres more or less according to that certain survey prepared by Douglas L. Dowell, Jr., PLS, dated January 31, 2007.

The above described property is a combination of Lots 11 and 12 of Davidson Ridge Subdivision Phase 3 as the same is platted in Plat Book 32 Page 140.

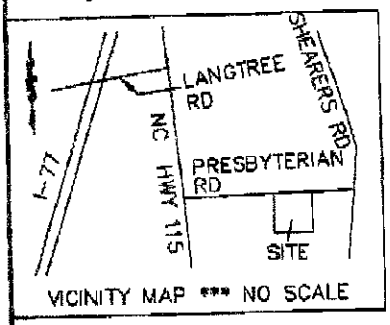
The purpose of this deed is to combine the above described property into one tax parcel.

DOWELL & COMPANY, P.C.
ENGINEERING - SURVEYING - PLANNING
344 Rolling Hill Road Suite 103 - Mooresville, N.C. 28117
(704) 660-9687 (704) 664-5177 Fax Email: leland7696@aol.com

I, certify that this map was drawn under my supervision from an actual survey made under my supervision recorded in deed book 1766, page 208, and/or plat book 32, page 140, that the ratio of precision is 1':10,000, that this map was prepared in accordance with the General Statutes of North Carolina Chapter 89C. my hand and seal on the 31st, day of JANUARY, A.D. 20 07.

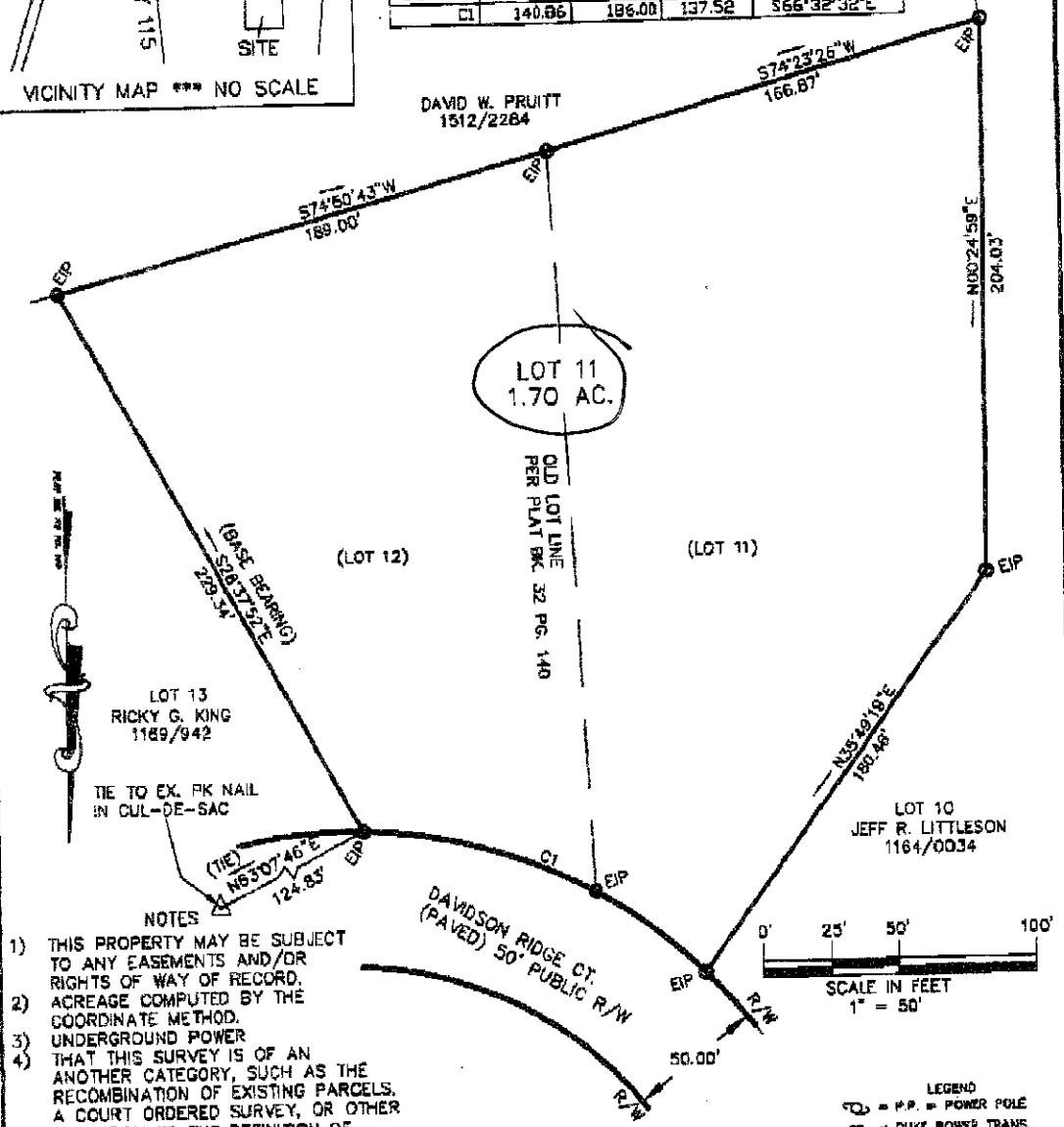
Douglas L Dowell Jr.
DOUGLAS L. DOWELL JR., PLS L-3508

NORTH CAROLINA REGISTERED SEAL L-3508 LAND SURVEYOR DOUGLAS L. DOWELL JR.



VICINITY MAP *** NO SCALE

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DIRECTION
C1	140.86	186.00	137.52	S66°32'32"E



NOTES
1) THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHTS OF WAY OF RECORD.
2) ACREAGE COMPUTED BY THE COORDINATE METHOD.
3) UNDERGROUND POWER
4) THAT THIS SURVEY IS OF AN ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.
Douglas L Dowell Jr.
5) NO TITLE DOCUMENTS SUPPLIED FOR THIS SURVEY.

LEGEND
P.P. = POWER POLE
DUKE POWER TRANS.
E.I.P. = EXISTING IRON FOUND
I.P.S. = ¼" REBAR SET
R/W = RIGHT-OF-WAY
W = WELL

RECOMBINATION SURVEY

OF

LOTS 11 & 12 DAVIDSON RIDGE PH. III SUBDIVISION

SCALE 1"=50' CODDLE CREEK TWSP., IREDELL CO., N.C.

ACQUIRED BY: JASON & ALLISON ENDERS

FIELD BOOK:
FILE: 07571/07671
TAX MAP NO: