Type: CONSOLIDATED REAL PROPERTY
Recorded: 10/26/2015 11:18:14 AM
Fee Amt: $26.00 Page 1 of 3
Revenue Tax: $0.00
Iredell County, NC
Matthew J. McCall Register of Deeds

BK 2386 PG 1837 - 1839

# NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: 0

Parcel Identifier No. 4659-61-4887 Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: Grantee
This Instrument was prepared by: H. Anderson Berry, III, Attorney at Law.

Brief description for the Index: 135 Sandstone Loop, Mooresville, N.C,

THIS DEED made this 23 day of October, 2015 by and between

| GRANTOR | GRANTEE |
|---|---|
| Brian M. Cram<br>and wife,<br>Kelly L. Cram | Brian M. Cram<br>and wife,<br>Kelly L. Cram<br><br>135 Sandstone Loop<br>Mooresville, 28115 |

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

**BEGINNING at a #3 rebar, the corner of the property conveyed to Coite S. Moss, Jr. by deed recorded in Book 1671, page 1310, and thence, from the POINT AND PLACE OF BEGINNING, South 82-02-15 E 126.00 feet to a #4 rebar; thence South 07-58-02 West 164.52 feet to a #4 rebar; thence a new line South 07-58-02 West 35.00 feet to a #4 rebar set; thence a new line North 82-02-15 West 125.00 feet to a #4 rebar set; thence North 07-57-45 East 35 feet to a #4 rebar; thence North 07-57-45 East 97.15 feet to the POINT AND PLACE OF BEGINNING.**

Submitted electronically by "Appalachian Title"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Iredell County Register of Deeds.

**The purpose of this Deed is to combine the 0.47 acre tract conveyed to Grantors and Grantees here by Deed recorded in Book 2383, page 131 Iredell County Registry, with a 125' by 35' tract, a portion of a 16.070 acre tract, described as Parcel 4659-62-6455.000 in the deed recorded in Book 2383, page 131, in the aforesaid registry.**

**See a plat of said 125' by 35' tract attached for a more particular description of the property being combined by this deed.**

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2383 page 331.

A map showing the above described property is recorded in Map Book , 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.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

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

Brian M. Cram

Kelly L. Cram

State of North Carolina, County of Mecklenburg

I, the undersigned Notary Public of the County of Mecklenburg, State of North Carolina, Certify that **Brian M. Cram and Kelly L. Cram,** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand Notarial stamp or seal this 23 day of October, 2015.

My Commission Expires: 5-1-17
(Affix Seal)

Peyton W. Ragle
Notary's Printed or Typed Name

PEYTON W RAGLE
NOTARY PUBLIC
MECKLENBURG COUNTY, NC
My Commission Expires 5-1-2017

DON ALLEN & ASSOCIATES, P.A.
"Since 1971"
Commercial * Residential * Mortgage Surveys * Multi-Family
Construction Staking * Subdivision Design * Topographical
131 Crosslake Park Drive – Suite 102 * Mooresville * NC * 28117
(704) 664-7029 (704) 664-8041 Fax

I, certify that this map was drawn under my supervision from an actual survey made under my supervision recorded in deed book 2383, page 331, and/or plat book_____, page_____, 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 13 day of OCTOBER

A.D. 20 15

WILLIAM M. ALLEN

NORTH CAROLINA PROFESSIONAL SEAL L-3499 LAND SURVEYOR WILLIAM M. ALLEN

PARCEL
4659626455
BRIAN M. CRAM
KELLY L. CRAM
DB. 2383 PG.331

#4 REBAR

(TIE ONLY) S82°02'15"E 125.00'

(TIE ONLY) S07°58'02"W 164.52'

MARK S. WILLIAMS 2300/883

#3 REBAR

1/2" PIPE

(TIE ONLY) S55°04'01"E 124.58'

(TIE ONLY) N07°57'45"E 67.57'

PARCEL
4659614887
BRIAN M. CRAM
KELLY L. CRAM
DB. 2383 PG.331

PARCEL
4659626455
BRIAN M. CRAM
KELLY L. CRAM
DB. 2383 PG.331

DB. 955 PG. 1007

1/2" PIPE IN GRVE

(TIE ONLY) N07°57'45"E 97.15'

#4 REBAR

S07°58'02"W 35.00'

#4 REBAR SET

S82°02'15"E 125.00' TOTAL

#4 REBAR AT 25'

N82°02'15"W 125.00' TOTAL

0.10 ACRES TO BE DEEDED TO PARCEL 4659614887 FROM PARCEL 4659626455 BRIAN M. & KELLY L. CRAM

#4 REBAR

N07°57'45"E 35.00'

#4 REBAR SET AT 25'

#4 REBAR SET

COITE S. MOSS, JR.
1671/1310

PARCEL
4659626455
BRIAN M. CRAM
KELLY L. CRAM
DB. 2383 PG.331

NEIGHBORS CHAIN LINK FENCE ENCROACHES INTO EASEMENT

25' NON-EXCLUSIVE EASEMENT FOR DRIVEWAY

S07°57'45"W 253.28'

N07°57'45"E 247.14'

GRAVEL DRIVE

0' 20' 40' 100'
SCALE IN FEET

LEGEND
P.P. = POWER POLE
□ = POWER TRANS.
E.I.P. = EXISTING IRON FOUND
I.P.S. = #4 REBAR SET
R/W = RIGHT-OF-WAY

SITE
SHEPHERDS ROAD
SANDSTONE LOOP
U.S. HWY. 21 CHARLOTTE HWY.
VICINITY MAP NO SCALE

ALFRED D. MOSS
1732/1206

#3 REBAR

#4 REBAR SET

S34°59'50"W 366.83'

R/W

(TIE ONLY) S55°10'15"E 171.10'

#4 REBAR

N34°59'50"E 316.83'

#4 REBAR SET

#4 REBAR SET N55°00'10"W 25.00'

U.S. HWY. 21
CHARLOTTE HWY.

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) OVERHEAD POWER
4) NO GRID MONUMENT FOUND WITHIN 2000 FEET.

# BOUNDARY SURVEY

OF

A PORTION OF PARCEL 4659616455

SCALE 1" = 50'

CODDLE CREEK TWSP., IREDELL CO., N.C.

ACQUIRED BY: BRIAN M. & KELLY L. CRAM

FIELD BOOK:
FILE: 135 SANDSTONE LOOP2
DC FILE:
TAX MAP NO: 4659614887

This map is not a certified survey and has not been reviewed by a local government agency for compliance with any applicable land development regulations.

181 %