Type: CRP
Recorded: 07/31/2014 at 10:48:27 AM
Fee Amt: $26.00 Page 1 of 4
Revenue Tax: $0.00
Iredell County, NC
Matthew J. McCall Register of Deeds
BK 2311 PG 1114-1117

Drawn by: Alan G. Carpenter, Attorney
1318-C Davie Avenue, Statesville, NC 28677

Excise Tax: None

STATE OF NORTH CAROLINA

GENERAL WARRANTY DEED

COUNTY OF IREDELL

THIS DEED made this 23rd day of July, 2014, by and between

Lawrence R. Nosker and wife, Deborah W. Nosker,

hereinafter called the "Grantor," whose mailing address is: 1636 Shearers Rd Davidson, NC 28036

and

Lawrence R. Nosker and wife, Deborah W. Nosker,

hereinafter called the "Grantee," whose mailing address is: same*

(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 the 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:

Being all of Lot No. 1 of the Family Subdivision of Property Owned

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Page Count:
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by Lawrence R. Nosker and wife, Deborah W. Nosker, consisting of 0.939 acres, more or less, as shown on a survey by James R. Hobbs, Professional Land Surveyor, dated July 18, 2014, and being more particularly described by metes and bounds as follows:

Beginning at a 1½" iron rod found in the northern line of William Eugene Pruitt, the southeastern corner of Shearer Chapel Church (Deed Book 287, page 297), and running thence with the line of Shearer Chapel Church, North 02-37-20 East 180.59 feet to a No. 4 rebar set; thence with a new line of Nosker, South 69-05-37 East 229.43 feet to a point in the western margin of Shearer's Road; thence with the western margin of Shearer's Road, South 15-04-34 West 224.18 feet to a point, corner of William Eugene Pruitt; thence with the line of Pruitt, North 80-45-35 West 104.70 feet to a No. 4 rebar set (having NAD 83 (2001) coordinates of N= 648306.70 feet and E= 1464512.84 feet); thence continuing with the line of Pruitt, North 11-16-25 East 118.70 feet to a 1" iron pipe found; thence continuing with the line of Pruitt, South 79-42-01 West 85.52 feet to a 1½" iron rod found, the point and place of Beginning, containing 0.939 acres, more or less, with this description taken from a survey by James R. Hobbs, dated July 18, 2014, a copy of which is attached hereto.

Together with a well easement and right-of-way over and upon a strip of land 10 ft. in width, with a well being located within the easement area, and the well easement being for the purpose of providing access to the well site for installation, repairs and maintenance, and with the easement area being described as follows:

Beginning at a No. 4 rebar set in the eastern margin of Shearer Chapel Church (Deed Book 287, page 297), the northwestern corner of Lot No. 1 as described above, and running thence with the line of Shearer Chapel Church, North 02-37-20 East 87.21 feet to a point; thence with a new line of Nosker, South 87-22-40 East 10.00 feet to a point; thence continuing with a new line of Nosker, South 02-37-20 West 90.52 feet to a point in the line of Lot No. 1; thence with the line of Lot No. 1, North 69-05-37 West 10.53 feet to a No. 4 rebar set, the point and place of Beginning, with the well easement area containing 0.020 acre, more or less.

Being a portion of the property described in Deed Book 717, page 53, Iredell County Registry.

This deed is made for the purpose of creating a separate lot for Iredell County mapping purposes.

The property does not include the primary residence of the Grantor (NCGS § 105-317.2).

TO HAVE AND TO HOLD the aforesaid tract 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 the 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:

Easements, rights of way and restrictions of record, if any.

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

Lawrence R. Nosker (SEAL)

Deborah W. Nosker (SEAL)

STATE OF NORTH CAROLINA

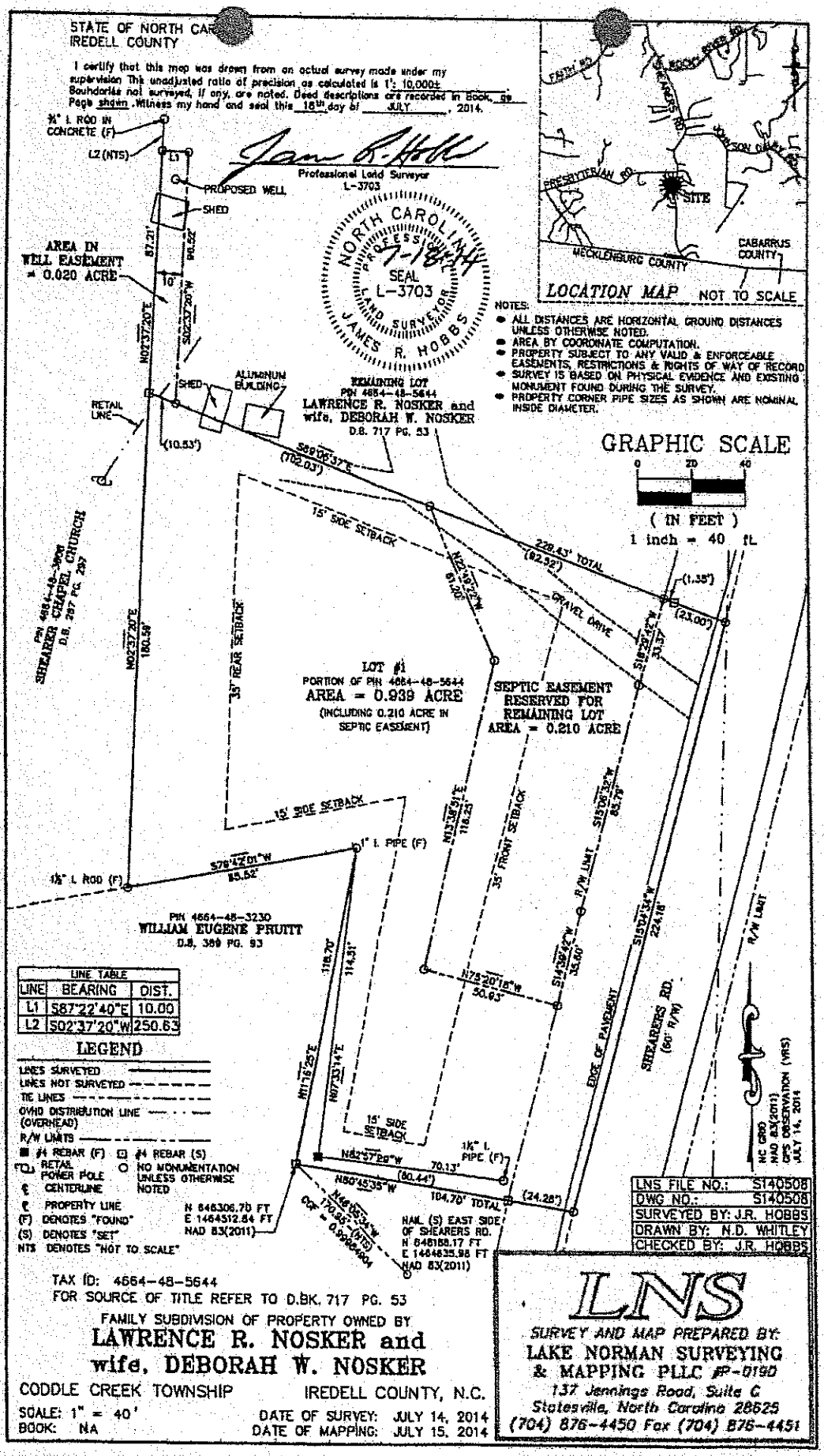
COUNTY OF ~~Iredell~~ Mecklenburg

I, a Notary Public of the ~~aforesaid~~ County and State, certify that Lawrence R. Nosker and wife, Deborah W. Nosker personally came before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 23rd day of July, 2014.

Janice Maleyeff
Notary Public

My Commission Expires: 1/27/2016
(Official Seal)

Janice Maleyeff
Notary Public
Mecklenburg County
North Carolina
My Commission Expires 1/27/2016



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.