Type: CRP
Recorded: 01/28/2015 at 09:16:26 AM
Fee Amt: $26.00 Page 1 of 2
Revenue Tax: $0.00
Iredell County, NC
Matthew J. McCall Register of Deeds
BK 2338 PG 408-409

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 0

Parcel Identifier No. 4715 27 7717 Verified by IREDELL County on the _____ day of _____, _____
By: _____

Mail/Box to: Bedford Cannon

This instrument was prepared by: E. Bedford Cannon, Attorney at Law
140 East Water Street, Statesville, NC 28677

Brief description for the Index: _____

NO TITLE OPINION RENDERED BY DEED PREPARER

THIS DEED made this 7th day of January, 2015, by and between

GRANTOR:	GRANTEE:
Macie W. Woodside, single 2490 mcmackin rd Madison OH 44057	MACIE W. WOODSIDE, single Mailing address: 2490 mcmackin rd madison OH 44057

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 the 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/Town of _____, _____ Township, Iredell County, North Carolina, and more particularly described as follows:

BEGINNING at a Mag Nail located at the intersection of N.C. Highway 90 and State Road No. 1701 and thence running within the pavement of N.C. Highway 90, South 81 degrees 00 minutes 25 seconds East 258.40 feet to a computed point within the paved portion of the right of way margin of N.C. Highway 90; thence leaving the right of way of N.C. Highway 90 and running South 28 degrees 4 minutes 25 seconds West 284.34 feet to an iron pin (a part or all of this call being a common line with Roy L. Pierce (Deed Book 676, Page 244, Iredell County Registry); thence leaving the line of Pierce and running North 61 degrees 55 minutes

The above described property is not the Grantor's primary residence.

ROTC

35 seconds West 129.11 feet to an iron pin set; thence running North 01 degree 51 minutes 40 seconds West 230.64 feet to the point and place of BEGINNING and containing 1.093 acres more or less.

The property hereinabove described was acquired by Grantor by instrument recorded in Estate File 86 E 179 and Book 183, page 4 Iredell County Registry.

A map showing the above described property is recorded in Plat 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.

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, other than the following exceptions:

Any and all easements for roads and utilities that affect the premises, if any; setbacks shown on plat, if any; restrictions of record, if any; road maintenance agreements, if any; zoning and subdivision easements, if any; and 2015 taxes prorated to date of closing.

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

_____ (Entity Name)

Macie W. Woodside (SEAL)
Macie W. Woodside, single

By: _____
Title: _____

_____ (SEAL)

SEAL STAMP

STATE OF OHIO - COUNTY OF Lake

I, a Notary Public in and for the County and State aforesaid, do hereby certify that Macie W. Woodside, single, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and official seal, this 24 day of January, 2015.

My Commission Expires: _____

Alice M. Hogan
Notary Public

ALICE M. HOGAN
Notary Public, State of Ohio
My Commission Expires Nov. 19, 2017