Type: CONSOLIDATED REAL PROPERTY
Recorded: 6/28/2016 8:55:49 AM
Fee Amt: $26.00 Page 1 of 3
Revenue Tax: $0.00
Iredell County, NC
Matthew J. McCall Register of Deeds

BK 2428 PG 1843 - 1845

Excise Tax $ No money involved
Tax Lot No._____ Parcel Identifier No._____
Verified by_____ County on the_____ day of_____, 20___.
By_____

This instrument was prepared by & Mail to: Robert E. Hodges, Attorney, 203 East Union Street, Morganton, NC 28655
This property Does include the primary residence of the Grantor. This is in accordance with NCGS: 105-228.32 & 105-317.2.

Brief Description for the Index: 1 ac. Shiloh Township

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made **June 24, 2016**, by and between

GRANTOR	GRANTEE
MICHAEL S. FOSTER and wife, MYRTLE L. FOSTER	**CHRISTOPHER B. MORRISON and wife, KRISTIN MORRISON**
246 Cannon Road Statesville, NC 28677	**243 Cannon Road Statesville, North Carolina 28677**

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

BEGINNING at a point in the Northwestern corner of the Michael S. Foster and wife, Myrtle L. Foster property (Book 943, page 1219) and the Southwestern corner of the parent tract (Book 998, page 844), and

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

running with the Foster line (Book 998, page 844, North 07° 57' 43" East 290.38 feet to an iron pin set; thence a new line South 82° 02' 06" East 150.01 feet to an iron pin set; thence with the Foster line (Book 998, page 846) South 07° 57' 40" West 290.38 feet to a ½ inch rebar found; thence with the Foster line (Book 943, page 1219) North 82° 02' 06" West 150.01 feet to a 5/8 inch rebar found, the point of **BEGINNING**, containing 1.0 acres, more or less. This description taken from a survey entitled: "Family subdivision For: Kristin Morrison and husband, Christopher Morrison" drawn and surveyed by Ted Benbow Land Surveying, dated May 19, 2016, bearing Job No. 160531.

BACK REFERENCE: Being a portion of the property in Deed Book 998, page 844, Iredell County Registry.

THIS CONVEYANCE IS MADE TOGETHER WITH AND SUBJECT TO A permanent non-exclusive right of way and Easement for road and utility uses in that strip of land 25 feet in width, which extends from the above described property, across the Western line of lands of Michael S. Foster and wife, Myrtle L. Foster, (Book 943, page 1219), to an 18 foot paved public right of way, (See Book 1074, page 1181), running to Cannon Road, SR 1517, as shown on the above described survey. Said line being described as North 07° 57' 43" East 394.69 feet to the Southwestern corner of the above described tract.

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:

Easements, rights of way, and restrictions of record, if any; and utility lines in existence under and over the subject property, if any.

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.

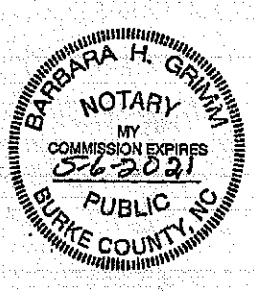
Michael S. Foster (SEAL)
MICHAEL S. FOSTER

Myrtle L. Foster (SEAL)
MYRTLE L. FOSTER

_____(SEAL)

_____(SEAL)

SEAL-STAMP



NORTH CAROLINA, Burke COUNTY.

I, Barbara H. Grimm, a Notary Public of the County and State aforesaid, certify that **MICHAEL S. FOSTER and wife, MYRTLE L. FOSTER** Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 24 Day of June, **2016.**

My commission expires: 5-6-2021

Barbara H Grimm Notary Public

SEAL-STAMP

NORTH CAROLINA,_____ COUNTY.

I,_____a Notary Public of the County and State aforesaid, certify that _____ Grantors personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the_____Day of_____, **2016.**

My commission expires: _____.

_____Notary Public