Type: CRP
Recorded: 03/13/2015 at 03:01:51 PM
Fee Amt: $26.00 Page 1 of 4
Revenue Tax: $0.00
Iredell County, NC
Matthew J. McCall Register of Deeds
BK 2345 PG 1138-1141

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: None

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

By: _____

Mail/Box to: _____

This instrument was prepared by: Alan G. Carpenter, Attorney

Brief description for the Index: _____

THIS DEED made this 13th day of March, 2015, by and between

GRANTOR	GRANTEE
Johnny S. Morrison	Johnny S. Morrison 122 Fortunes Trail Statesville, NC 28625

Enter in appropriate block for each Grantor and Grantee: name, mailing 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 City of _____, _____ Township, Iredell County, North Carolina and more particularly described as follows:

See Exhibit A, attached.

Consisting of 0.509 acres, designated as Tract 4.

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

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

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

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R.O.T.C.

Page Count 4
☐NS ☐PQ ☐SI

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:

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.

_____ _____ (SEAL)
(Entity Name)

By: _____ _____ (SEAL)

Title: _____

By: _____ _____ (SEAL)

Title: _____

By: _____ _____ (SEAL)

Title: _____

State of **North Carolina** - County or City of **Iredell**

I, the undersigned Notary Public of the County or City of **Iredell** and State aforesaid, certify that **Johnny S. Morrison**

personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this **13th** day of **March**, **2015**.

My Commission Expires: 7-29-19
(Affix Seal)

_____
Notary Public
Notary's Printed or Typed Name

State of **North Carolina** - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, _____.

My Commission Expires: _____
(Affix Seal)

_____
Notary Public
Notary's Printed or Typed Name

State of **North Carolina** - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____.

Witness my hand and Notarial stamp or seal, this _____ day of _____, _____.

My Commission Expires: _____
(Affix Seal)

_____
Notary Public
Notary's Printed or Typed Name

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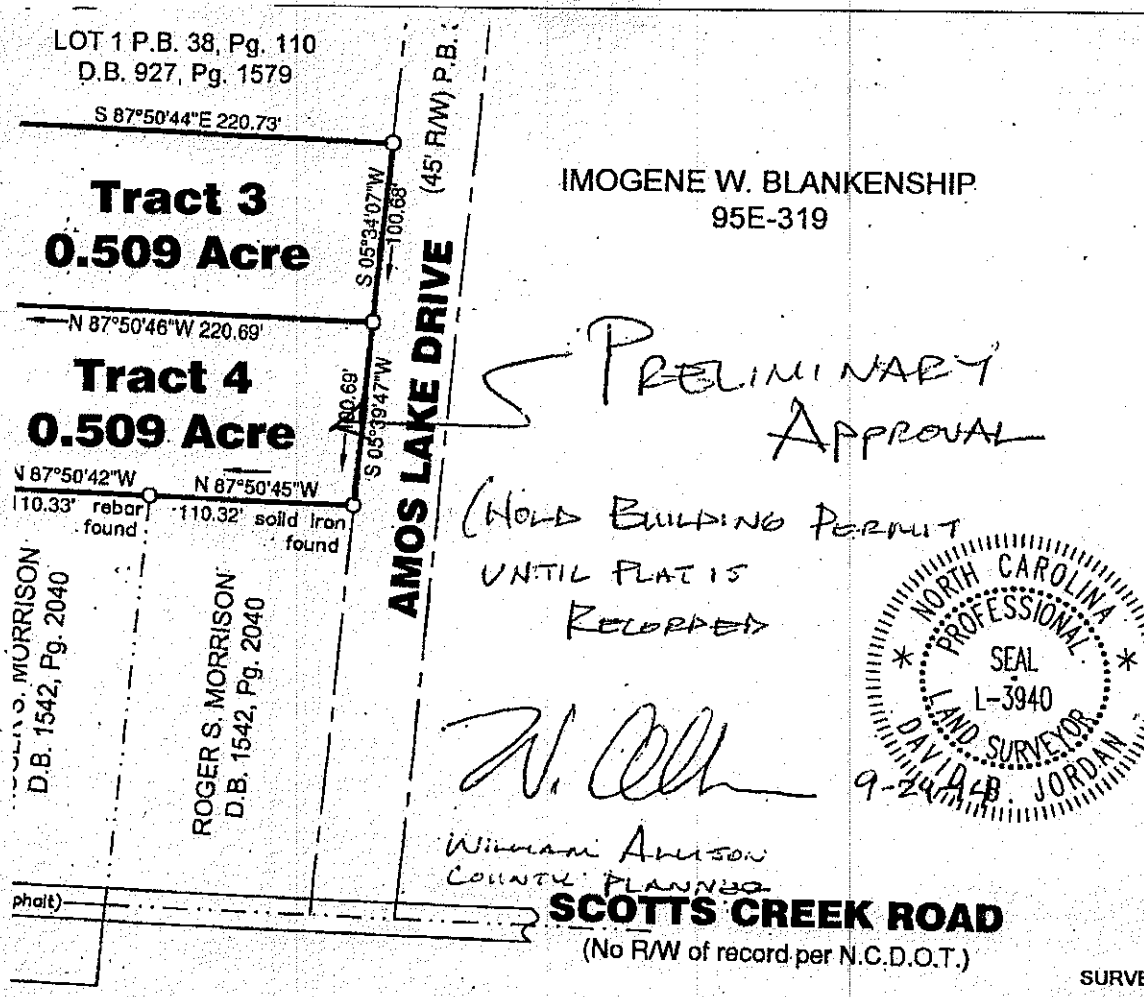
EXHIBIT A

Being all of Tract 4, consisting of 0.509 acres, more or less, as depicted on the "Survey for Roger Steve Morrison Property," by David B. Jordan, Professional Land Surveyor, dated December 6, 2013, a copy of which is attached hereto, and being more particularly described by metes and bounds as follows:

Beginning at a solid iron found in the western margin of Amos Lake Drive, the northeastern corner of Roger S. Morrison (Deed Book 1542, page 2040) and running thence with the line of Morrrison, North 87-50-45 West 100.32 feet to a rebar found; thence continuing with the line of Morrison, North 87-50-42 West 110.33 feet to an iron pipe in the line of Tract 1; thence with the line of Tract 1, North 05-32-46 East 100.67 feet to an existing iron pin, corner of Tract 3; thence with the line of Tract 3, South 87-50-46 East 220.69 feet to an iron existing iron pin in the western margin of Amos Lake Drive; thence with the western margin of Amos Lake Drive, South 05-39-47 West 100.69 feet to a solid iron found, the point and place of Beginning, containing 0.509 acres, more or less.

The above described property is a portion of Iredell County PIN 4716-16-6057.

This deed is made for the purpose of creating a separate parcel for Iredell County Mapping purposes.



IMOGENE W. BLANKENSHIP
95E-319

PRELIMINARY
APPROVAL
(HOLD BUILDING PERMIT
UNTIL PLAT IS
RECORDED

William Allison
County Planner
9-24-13

NORTH CAROLINA PROFESSIONAL SEAL L-3940 LAND SURVEYOR DAVID B. JORDAN

Notice:

This survey was prepared without the benefit of a title abstract and is made subject to any discrepancies which may be disclosed by a thorough and accurate title search.

All Areas shown are by Coordinate Computation Method.

I, David B. Jordan, Professional Land Surveyor, hereby certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book SEE, page NOTES or other reference source); that the boundaries not surveyed are indicated as drawn from information in Book N/A, page N/A or other reference source) that the ratio of precision of positional accuracy is 1: 10,000 + : and that this map meet the requirements of The Standards of Practice for Land Surveying in North Carolina.

Witness my seal and signature this December 6th, 2013.

David B. Jordan, P.L.S. #3940

100 0 100 200 300
GRAPHIC SCALE – FEET

SURVEY DATE: 08-18-08

PLATTED DATE: 10-02-08

LINE TABLE

Course	Bearing	Distance
L1	N 88°53'21" W	113.09'
L2	N 88°53'21" W	42.53'
L3	S 89°09'46" W	59.85'
L4	S 87°11'17" W	35.07'
L5	S 87°11'17" W	27.47'
L6	S 84°59'14" W	23.39'
L7	S 02°04'06" W	90.69'
L8	N 87°50'42" W	20.02'
L9	S 01°27'22" W	111.61'
L10	S 01°27'22" W	30.00'

Survey For:

ROGER STEVE MORRISON PROPERTY

Date:	SEE ABOVE	Deed Reference:	see notes	Drawn by:	D.A.J.
Scale:	1" = 100'	Tax PIN:	see notes	Job:	131202 / 080807

Owner / Developer: Roger Steve Morrison
177 Amos Lake Drive
Statesville, N.C.
(704)872-8940

Location: CONCORD TWSP., IREDELL CO., N.C.