Type: CRP
Recorded: 07/02/2015 at 12:16:13 PM
Fee Amt: $26.00 Page 1 of 3
Revenue Tax: $0.00
Iredell County, NC
Matthew J. McCall Register of Deeds
BK 2365 PG 2277-2279

EXCISE TAX $ 0.00	RECORDING TIME, BOOK AND PAGE

Tax Lot No. _____ Parcel Identifier No. **Portion of 4717-10-9533**
Verified by _____ County on the ____ day of _____, 20____
by _____

Mail after recording to **Grantee**
This instrument was prepared by Jay Kevin White, Attorney, 207 South Broad Street, Mooresville, NC 28115

Brief Description for the index: **27.46 acres off Midway Road, Concord Township**

NORTH CAROLINA GENERAL WARRANTY DEED

TITLE NOT CERTIFIED

THIS DEED made **July 2, 2015** by and between

GRANTOR	GRANTEE
DARLENE MESSENGER GOFORTH (Unmarried)	**DARLENE MESSENGER GOFORTH (Unmarried)**
1053 Midway Road Statesville, NC 28625	**1053 Midway Road Statesville, NC 28625**

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

SEE ATTACHED SCHEDULE A

THE PREPARER OF THIS DOCUMENT NEITHER CERTIFIED TITLE TO, NOR PARTICIPATED IN THE SETTLEMENT OF THE CLOSING OF THE PROPERTY DESCRIBED HEREIN.

Page Count: 3
☐NS ☐PQ ☐SI

ROTC

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

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 1005, Page 1196.**

A map showing the above described property is recorded in **Plat Book _____, at 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Ad valorem taxes for current and subsequent years.

Any and all valid easements, restrictions and rights of way in existence in or over said premises which may appear as of record in the Office of the Register of Deeds for said County.

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.

Darlene Messenger Goforth (SEAL)
DARLENE MESSENGER GOFORTH

SEAL-STAMP

NORTH CAROLINA, IREDELL COUNTY.

I certify that the following person: **DARLENE MESSENGER GOFORTH,** as Grantor, personally appeared before me this day, and I have personal knowledge of the identity of the principal(s); each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official stamp or seal, this 2nd **day of** July, **20**15.

J Kevin White
Notary Public

My Commission Expires: 11/17/16

SCHEDULE A

BEGINNING at a ½-inch iron rebar at or near the southern margin of the right-of-way for Midway Road, said rebar being the northeastern corner of the property of Dock Eugene Dellinger, Jr. (now or formerly) (Deed Book 1216, Page 321); thence with the southern margin of said right-of-way, South 64-27-16 East 63.87 feet to a ½-inch iron rebar; thence running approximately with the eastern and northern margins of an access easement, the following courses and distances: (1) South 04-59-35 West 1,607.91 feet to a 3/8-inch iron rebar; (2) South 85-00-32 East 567.49 feet to an axle located at the southwestern corner of the property of Don E. Johnson et al. (now or formerly) (Deed Book 2290, Page 578); (3) thence with the southern line of the property of Don E. Johnson et al. (now or formerly), South 49-18-09 East 284.36 feet to a 1 ¼-inch pipe at the southwestern corner of the property of Edith H. Byers (now or formerly) (Deed Book 2146, Page 2276); and (4) thence with the southern line of the property of Edith H. Byers (now or formerly), South 51-11-58 East 662.44 feet to a 5/8-inch rebar, said rebar being located at the southwestern corner of the property of James D. Snead (now or formerly) (Deed Book 778, Page 262); thence with the southern line of the property of James D. Snead (now or formerly), the following courses and distances: (1) South 51-12-37 East 238.97 feet to a 5/8-inch rebar; and (2) South 61-14-02 East 554.92 feet to a 5/8-inch rebar, said rebar being located at the northwestern corner of the property of William Eugene Morrison (now or formerly) (Deed Book 694, Page 120); thence with the western line of the property of William Eugene Morrison (now or formerly), South 23-45-48 West 1,203.91 feet to a point at or near the center of Fourth Creek; thence with the meanderings of Fourth Creek, the following courses and distances: (1) North 51-10-56 West 22.03 feet; (2) North 06-09-08 West 50.60 feet; (3) North 67-54-55 West 76.48 feet; (4) North 48-33-45 West 106.98 feet; (5) North 74-47-52 West 89.88 feet; (6) North 47-00-43 West 45.87 feet; (7) North 77-50-02 West 63.79 feet; (8) North 50-50-13 West 78.13 feet; (9) North 72-44-55 West 95.13 feet; and (10) North 36-54-50 West 36.57 feet to a new corner of the property; thence three new lines of the property, the following courses and distances: (1) North 23-13-03 East 651.81 feet to a point; (2) North 33-04-53 West 393.10 feet to a point; and (3) North 51-11-58 West 431.91 feet to a point in the eastern line of the property of Dock Eugene Dellinger, Jr. (now or formerly) (Deed Book 1622, Page 231); thence with the eastern and northern lines of the property of Dock Eugene Dellinger, Jr. (now or formerly), the following courses and distances: (1) North 27-48-40 East 329.56 feet to a ½-inch rebar; (2) North 51-13-06 West 92.68 feet; (3) North 49-13-50 West 265.74 feet to a ½-inch rebar; and (4) North 85-00-11 West 275.34 feet to a ½-inch rebar, said rebar being located at the northeastern corner of the property of Dock Eugene Dellinger, Jr. (now or formerly) (Deed Book 1216, Page 321); thence with the northern and eastern lines of the property of Dock Eugene Dellinger, Jr. (now or formerly), the following courses and distances: (1) North 85-00-20 West 333.03 feet to a ½-inch rebar; and (2) North 04-39-51 East 1,690.42 feet to the point and place of Beginning, containing 27.46 acres, more or less; and being all of Lot 2 as shown on the Boundary and Subdivision Survey for Darlene M. Goforth; said description being made in accordance with the survey of said property prepared by Ted M. Benbow, P.L.S., dated December 11, 2014; reference to which is hereby made for greater certainty of description.

This Deed is being made specifically subject to the rights of others in and to the easement for ingress and regress contained within 4.79 acres out of the total 27.46 acres, all as shown on the survey referenced hereinabove.

Type: CRP
Recorded: 07/02/2015 at 12:16:13 PM
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Revenue Tax: $0.00
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Verified by _____ County on the ____ day of _____, 20____
by _____

Mail after recording to **Grantee**
This instrument was prepared by Jay Kevin White, Attorney, 207 South Broad Street, Mooresville, NC 28115

Brief Description for the index | **27.46 acres off Midway Road, Concord Township**

NORTH CAROLINA GENERAL WARRANTY DEED

TITLE NOT CERTIFIED

THIS DEED made **July 2, 2015** by and between

GRANTOR	GRANTEE
DARLENE MESSENGER GOFORTH (Unmarried)	**DARLENE MESSENGER GOFORTH (Unmarried)**
1053 Midway Road Statesville, NC 28625	**1053 Midway Road Statesville, NC 28625**

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

SEE ATTACHED SCHEDULE A

THE PREPARER OF THIS DOCUMENT NEITHER CERTIFIED TITLE TO, NOR PARTICIPATED IN THE SETTLEMENT OF THE CLOSING OF THE PROPERTY DESCRIBED HEREIN.

Page Count: 3
☐NS ☐PQ ☐SI

RQTC

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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:

Ad valorem taxes for current and subsequent years.

Any and all valid easements, restrictions and rights of way in existence in or over said premises which may appear as of record in the Office of the Register of Deeds for said County.

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.

Darlene Messenger Goforth (SEAL)
DARLENE MESSENGER GOFORTH

SEAL-STAMP

NORTH CAROLINA, IREDELL COUNTY.

I certify that the following person: **DARLENE MESSENGER GOFORTH,** as Grantor, personally appeared before me this day, and I have personal knowledge of the identity of the principal(s); each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official stamp or seal, this 2nd **day of** July, **20**15.

J Kevin White
Notary Public

My Commission Expires: 11/17/16

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