Type: CRP
Recorded: 03/08/2016 at 04:20:42 PM
Fee Amt: $26.00 Page 1 of 4
Revenue Tax: $0.00
Iredell County, NC
Matthew J. McCall Register of Deeds
BK 2407 PG 1883-1886

Drawn by: Alan G. Carpenter, Attorney

Excise Tax: None

STATE OF NORTH CAROLINA

GENERAL WARRANTY DEED

COUNTY OF IREDELL

THIS DEED made this 5th day of March, 2016 by and between

James C. Solesby and wife, B. Rita Solesby,

hereinafter called the "Grantor," whose mailing address is: 240 Applehill Road, Troutman, NC 28166

and

Marcia Ann Staley,

hereinafter called the "Grantee," whose mailing address is: 234 Applehill Road, Troutman, NC 28166

(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

Page Count 4
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R.O.T.C.

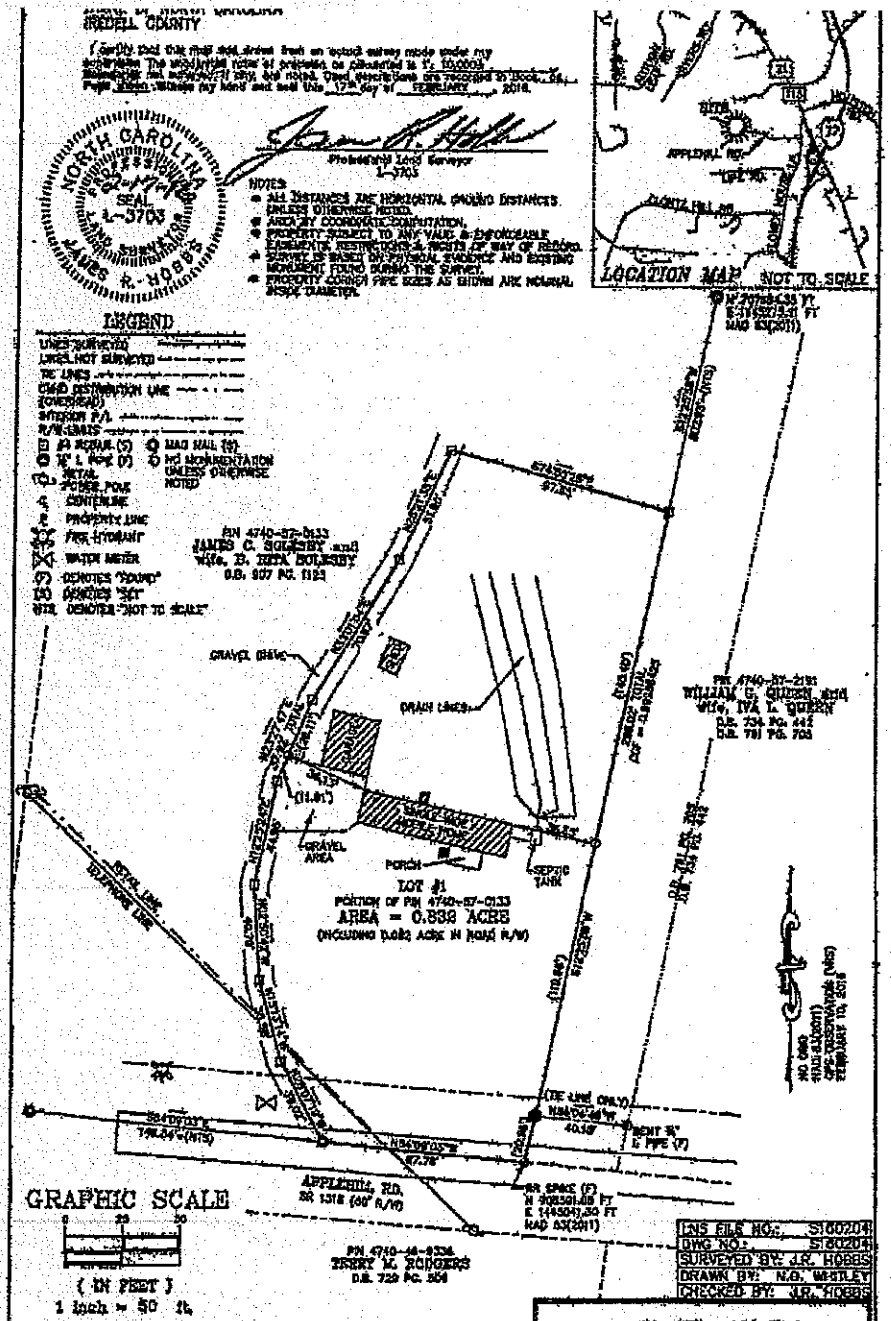
Beginning at a railroad spike found in the centerline of Applehill Road, the southwestern corner of William G. Queen (Deed Book 791, page 705), having NAD 83 (2001) coordinates of N=706591.08 feet and E=1,445,041.30 feet, and running thence from the point of Beginning and within the right-of-way of Apple Hill Road, North 84-09-03 West 87.78 feet to a mag nail set; thence with new lines of James C. Solesby and with the centerline of an existing gravel drive, the following courses and distances: (1) North 28-07-19 West 39.02 feet to a rebar set; (2) North 15-13-14 West 36.58 feet to a rebar set; (3) North 02-50-42 West 40.79 feet to a rebar set; (4) North 12-25-24 East 44.95 feet to a rebar set; (5) North 23-27-47 East 37.92 feet to a rebar set; (6) North 32-01-04 East 70.67 feet to a point; and (7) North 25-21-38 East 51.90 feet to a rebar set; thence with a new line of Solesby, South 74-50-25 East 97.85 feet to a rebar set in the line of William G. Queen; thence with the line of Queen, South 12-25-58 West 145.40 feet to a point; thence continuing with the line of Queen, South 12-25-58 West 119.66 feet to a iron pipe found; thence South 12-25-58 West 20.96 feet to a railroad spike found in the centerline of Applehill Road, the point and place of Beginning, containing 0.83 acres, more or less, with this description taken from a survey by James R. Hobbs, Professional Land Surveyor, dated February 17, 2016, a copy of which is attached hereto. Being a part of the property described in Deed Book 907, page 1123, Iredell County Registry.

The Grantor reserves an easement and right of way over and upon the existing gravel drive as shown on the said survey.

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 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:



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.