CERTIFIED TRUE COPY

Filed
Iredell County, NC
Book 1456 Page 707
Date: June 27 03
Time: 4:20
Brenda D. Bell Register of Deeds

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

Parcel Identifier No._____ Verified by _____ County on the ____ day of_____, 20__
By:_____

Mail/Box to: John G. Lewis, Jr., John G. Lewis, Jr., 301 N. Center Street, Statesville, NC 28677

This instrument was prepared by: John G. Lewis, Jr., 301 N. Center Street, Statesville, NC 28677

Brief description for the Index:_____

THIS DEED made this 27th day of June, 20 03, by and between

GRANTOR	GRANTEE
Timothy A. Fox	Shannon Marie Fox 213 Shiloh Rd. Statesville NC 28677

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 _____, Chambersburg Township, Iredell County, North Carolina and more particularly described as follows:
See Attached

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1327 page 661.

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

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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:

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

_____ _____(SEAL)
(Entity Name) Timothy A. Fox

By:_____ _____(SEAL)
Title:_____

By:_____ _____(SEAL)
Title:_____

By:_____ _____(SEAL)
Title:_____

State of North Carolina - County of Iredell

I, the undersigned Notary Public of the County and State aforesaid, certify that Timothy A. Fox _____ 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 27th day of June, 20 03

My Commission Expires: December 16, 2006

_____
Notary Public Teresa S. Hoke

State of North Carolina - County of _____

I, the undersigned Notary Public of the County 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 _____, 20__.

My Commission Expires:_____ _____
Notary Public

State of North Carolina - County of _____

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

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20__.

My Commission Expires:_____ _____
Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

_____ Register of Deeds for _____ County
By:_____ Deputy/Assistant - Register of Deeds

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ATTACHMENT

BEGINNING at a point in the centerline of S.R. 2318 known as the Shiloh Road, said Beginning Point being located South 20 deg. 29 min. 58 sec. East 50.09 feet from Timothy A. Fox's corner; thence in a new line of Timothy A. Fox South 72 deg. 53 min. 19 sec. East 329.50 feet to an iron pin; thence North 81 deg. 6 min. 28 sec. East 328.03 feet to an iron pin; thence South 27 deg. 43 min. 28 sec. East 216.48 feet to an iron pin; thence South 81 deg. 6 min. 28 sec. West 299.42 feet to an iron pin; thence continuing with Timothy A. Fox's new line North 27 deg. 43 min. 28 sec. West 190.06 feet to an iron pin; thence South 81 deg. 6 min. 28 sec. West 42.90 feet to an iron pin; thence North 72 deg. 53 min. 19 sec. West 336.76 feet to an iron pin in the centerline of said S.R. 2318; thence with the centerline of said road North 20 deg. 29 min. 58 sec. East 25.05 feet to the BEGINNING and containing 1.620 acres, more or less, according to a survey prepared by Joseph Raymer on June 3, 2003. The above described property being a portion of property described in Deed Book 1327, Page 661, Iredell County Registry.

There is also conveyed an easement for a septic line more particularly described as follows: Beginning at an iron pin in the northeast corner of the above described 1.62 acre tract of land and thence North 81 deg. 6 min. 28 sec. East 150.0 feet to an iron pin; thence North 17 deg. 19 min. 28 sec. East approximately 220.0 feet to an iron pin in Timothy Fox's line; thence with Fox's line North 84 deg. 35 min. 52 sec. West 150.0 feet to an iron pin; thence South 17 deg. 19 min. 28 sec. East 197.36 feet to an iron pin; thence South 27 deg. 43 min. 28 sec. East 50.09 feet to the BEGINNING.