Type: CRP
Recorded: 09/20/2011 at 10:14:29 AM
Fee Amt: $25.00 Page 1 of 3
Revenue Tax: $0.00
Iredell County, NC
Matthew J. McCall Register of Deeds
BK 2136 PG 1686-1688

# 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 19th day of September, 2011, by and between

| GRANTOR | GRANTEE |
|---|---|
| Bobby Gene Elmore<br>and wife,<br>Lucille E. Elmore | Candy Elmore Campbell<br>and husband,<br>Jerry Wade Campbell<br><br>Property address:<br>TBD Chestnut Grove Road<br>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_____, Cool Springs Township, Iredell County, North Carolina and more particularly described as follows:

Being a portion of Tract No. 5 of the R.C. Elmore Subdivision, with said subdivision being depicted in Plat Book 58, page 66, and being more particularly described by metes and bounds as follows:

To find the point of Beginning, commence at the southeastern corner of Tract 6 of the R.C. Elmore Subdivision (Plat Book 58, page 66), having NAD 83 (2007) coordinates of N= 764927.546 feet and E= 1468708.339 feet, and run thence with the line of Tract 5, South 87-06-42 East 103.65 feet to a No. 4 rebar set, which is the point and place of Beginning; and thence from the point and place of Beginning, crossing Tract 5 and with a new line of Bobby Gene Elmore, North 44-39-05 East 265.92 feet to a point in the centerline of Chestnut Grove Road (SR 2169); thence with the centerline of Chestnut Grove Road, the following courses and distances: (1) South 53-10-41 East 43.07 feet to a point; (2) South 53-10-41 East 42.69 feet to a point; (3) South 54-36-09 East 163.05 feet to a point; and (4) South 56-03-56 East 121.87 feet to a point in the line of East Iredell Middle School; thence with lines of East Iredell Middle School, North 87-06-42 West 58.70 feet to a No. 4 rebar found; and North 87-06-42

(Continued on Attached)

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 X 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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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.

_____ (Entity Name)

By: _____

Title: _____

By: _____

Title: _____

By: _____

Title: _____

_____ (SEAL)

Bobby Gene Elmore _____ (SEAL)

Lucille E. Elmore _____ (SEAL)

Lucille E Elmore _____ (SEAL)

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 Bobby Gene Elmore and Lucille E. Ellmore

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 19th day of September, 2011.

My Commission Expires: 5-10-2016
(Affix Seal)

Julie M. Caudle
Notary Public
Notary's Printed or Typed Name

JULIE M. CAUDLE
Notary Public
Iredell County, NC
My Commission Expires: 5/10/2016

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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