BK 1098PG 1370

002890

IREDELL COUNTY NC 09/22/98
$20.00

STATE OF NORTH CAROLINA Real Estate Excise Tax

Excise Tax $20.00

FILED
IREDELL COUNTY NC
09/22/98 11:11 AM
BRENDA D. BELL
Register Of Deeds

Recording Time, Book and Page 12.

Tax Lot No. _____ Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 19___
by _____

Mail after recording to **DARTY & BAITY, PLLC**
This instrument was prepared by **Bill J. Baity, Jr.**

Brief Description for the index: **1.9172 ACRES - CHAMBERSBURG TWNSHP**

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made **Sept 21, 1998**, by and between

GRANTOR	GRANTEE
BILL E. BASS, JR. AND WIFE KRISTA V. BASS **1059 Elmwood Road** **Statesville, N.C. 28677**	**JEWEL E. VALENTINE AND WIFE ILA S. VALENTINE** **3703 BROOKWOOD DRIVE** **CHARLOTTE, N.C. 28215**

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

BEGINNING AT A 1/2 INCH IRON ROD SET MARKING THE NORTHEASTERN CORNER OF THE ELMWOOD PRESBYTERIAN CHURCH PROPERTY AS DESCRIBED IN DEED BOOK 44, AT PAGE 391, AND RUNS FROM THE BEGINNING WITH THE LINE OF SAID CHURCH PROPERTY, NORTH 88 DEG. 10 MIN. 21 SEC. WEST 172.87 FEET TO A 1/2 INCH IRON ROD SET IN THE LINE OF SAID PROPERTY; THENCE NORTH 00 DEG. 44 MIN. 48 SEC. WEST 210.00 FEET TO A 1/2 INCH IRON ROD SET, CORNER OF BILLY E. BASS AND MARJORIE S. BASS AS DESCRIBED IN DEED BOOK 560, PAGE 365; THENCE WITH THE LINE OF SAID BILLY E. BASS AND MARJORIE BASS SOUTH 88 DEG. 10 MIN. 21 SEC. EAST 282.32 FEET TO A 1/2 INCH IRON ROD SET; THENCE SOUTH 00 DEG. 44 MIN. 48 SEC. EAST 382.94 FEET THROUGH A 1/2 INCH IRON ROD 30.00 FEET FROM END OF LINE TO A POINT AT OR NEAR THE CENTER OF ELMWOOD ROAD, DESIGNATED AS SECONDARY ROAD 2308, THENCE WITH SAID ROAD SOUTH 76 DEG. 22 MIN. 05 SEC. WEST 150.00 FEET TO A POINT IN SAID ROAD, LINE OR CORNER OF ELMWOOD CHURCH PROPERTY; THENCE WITH THE LINE OF SAID CHURCH PROPERTY AND THROUGH A 1/2 INCH EXISTING IRON ROD 35.10 FEET FROM THE BEGINNING OF LINE, NORTH 09 DEG 09 MIN. 15 SEC. EAST 214.50 FEET TO THE POINT OF BEGINNING, CONTAINING 1.9172 ACRES, MORE OR LESS, ACCORDING TO A MAP PREPARED BY TED M. BENBOW, RLS, DATED OCT. 1, 1998 AND REVISED AUGUST 27, 1998, AND BEING A PART OF THE PROPERTY CONVEYED TO BILL E. BASS, JR. AND WIFE KRISTA V. BASS BY DEED RECORDED IN DEED BOOK 1072, AT PAGE 214, IREDELL COUNTY REGISTRY. THE ABOVE PROPERTY IS BEING CONVEYED SUBJECT TO SUCH RIGHT OF WAYS AS THE N.C. DEPT. OF TRANSPORTATION MAY HAVE FOR ELMWOOD ROAD, DESIGNATED AS SECONDARY ROAD 2308 AND SUCH UTILITY EASEMENTS AS MAY EXIST ON SAID PROPERTY. THERE IS INCLUDED WITH THIS CONVEYANCE AS EASEMENT FOR THE PURPOSE OF INSTALLING AND MAINTAINING A SEPTIC TANK AND LEACH

N.C. Bar Assn. Form No. 1 © 1977
Printed by Agreement with the N.C. Bar Assn.
#003