Type: CONSOLIDATED REAL PROPERTY
Recorded: 7/11/2016 4:27:54 PM
Fee Amt: $26.00 Page 1 of 2
Revenue Tax: $0.00
Iredell County, NC
Matthew J. McCall Register of Deeds

BK 2431 PG 2052 - 2053

COPY

Drawn by: Alan G. Carpenter, Attorney

Excise Tax: None

STATE OF NORTH CAROLINA

GENERAL WARRANTY DEED

COUNTY OF IREDELL

THIS DEED made this 7th day of July, 2016, by and between

William D. Barger, Jr.,

hereinafter called the "Grantor," whose mailing address is: 310 Damascus Church Road, Statesville, NC 28625

and

William D. Barger, Jr. and Carole M. Barger, as Joint Tenants with Right of Survivorship,

hereinafter called the "Grantee," whose mailing address is: 310 Damascus Church Road, Statesville, NC 28625

(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 situated in the Sharpesburg Township, Iredell County, North Carolina, and more particularly described as follows:

BEING all of Lots Nos. 1 and 2 of "A Plat Showing a Boundary and Division Survey of the James E. Deal and Velma S. Deal Estates," as the same is platted, planned and recorded in Plat Book 38, page

R.O.T.C. Page Count: 2
NS PQ SI

113, Iredell County Registry.

This deed is made for the purpose of combining the above described two lots into one lot, for Iredell County Mapping purposes. The lots are presently identified as PIN 4810-31-8959 and PIN 4810-41-0883.

This deed also creates a joint tenancy with right of survivorship between William D. Barger, Jr. and his mother, Carole M. Barger.

For title, see Deed Book 2407, page 718, Iredell County Registry.

TO HAVE AND TO HOLD the aforesaid tract 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:

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.

William D Barger (SEAL)
William D. Barger, Jr.

STATE OF NORTH CAROLINA

COUNTY OF IREDELL

I, a Notary Public of the aforesaid County and State, certify that William D. Barger, Jr. personally came before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 7th day of July, 2016.

Notary Public

My Commission Expires: 7-29-19
(Official Seal)

ALAN G. CARPENTER
Notary Public
Iredell County, NC
My Commission Expires: 07/29/2019