Type: CRP
Recorded: 03/04/2014 at 03:16:06 PM
Fee Amt: $26.00 Page 1 of 4
Revenue Tax: $0.00
Iredell County, NC
Matthew J. McCall Register of Deeds
BK 2289 PG 1386-1389

NO OPINION OF TITLE IS EXPRESSED OR IMPLIED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $0.00 **Parcel Identifier No: Out of 4820-08-2780** .

Mail after recording to: Crosswhite Crosswhite Ashley & Johnson, PLLC, 239 E. Broad Street, Statesville, NC 28677.
This instrument was prepared by: Robert N. Crosswhite, Attorney At Law, 239 E. Broad Street, Statesville, NC 28677.

Brief Description for the index 141 Cross Country Road

THIS DEED made this 11th day of March, 2014, by and between

GRANTOR	GRANTEE
BURGESS J. HAMM and wife, BARBARA F. HAMM 151 Cross Country Road Statesville, NC 28625	WILLIAM B. BUSTLE and wife, TERESA H. BUSTLE 141 Cross Country 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 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:

SEE EXHIBIT A ATTACHED.

All or a portion of the property herein conveyed ✓ includes, _____ does not include the primary residence of Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 556, Page 565, ICR..

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:

1. Easements and rights of way of record.
2. Restrictions as set out above.
3. Year 2014 Ad Valorem Taxes which the Grantee(s) assume(s) and agree(s) to pay.

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

Burgess J. Hamm (Seal)
BURGESS J. HAMM

Barbara F Hamm (Seal)
BARBARA F. HAMM

STATE OF NORTH CAROLINA, COUNTY OF IREDELL.

I certify that BURGESS J. HAMM and BARBARA F. HAMM, personally appeared before me this day, and ____ I have personal knowledge of the identity of the principal(s); ____ I have seen satisfactory evidence of the principal(s)' identity, by a current state or federal identification with the principal(s)' photograph in the form of a NC Drivers License; the principal(s) each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.
Witness my hand and official stamp or seal, this 4th day of March, 2014.

(Notary Stamp/Seal)

Sandra M. Whyte, Notary Public

My commission expires: 12-9-15

SANDRA M. WHYTE
NOTARY PUBLIC
IREDELL COUNTY, N. C.

EXHIBIT A

BEING ALL of that certain parcel of land and all improvements now or hereafter located thereon, lying and being in Sharpesburg Township, Iredell County, North Carolina, and more particularly described as follows:

BEGINNING at an axle found in the southern Right of Way line of S.R. 1585, Cross Country Road, (60' R/W DB 619-714, ICR), and in the northwest corner of the lands, now or formerly, of Geraldine J. McLain (11E-211 and DB 447-472 ICR) and running thence from the point and place of Beginning along the western line of McLain, South 03° 51' 20" East 332.44 feet to an axle found in the southwest corner of Geraldine J. McLain (11E-211 and DB 447-472 ICR) and along the northern line of Geraldine J. McLain (11E-211 and DB 143-225 ICR), which said axle is located at N.A.D. 83 Coordinates N:808,391.57' and E: 1,420,698.04'; thence along the northern line of Geraldine J. McLain (11E-211 and DB 143-225 ICR), North 86° 18' 01" West 294.70 feet to a rebar set; said rebar being South 86° 18' 01" East 279.97 feet from an axle found in the northwest corner of the lands, now or formerly, of Margaret C. Tilley (98E-312 and DB 684-668, ICR), which said axle is located at N.A.D. 83 Coordinates N: 808,428.65' and E: 1,420,124.60'; thence along "A New Line" of Burgess J. Hamm, (DB 556-565, ICR), the following six (6) courses and distances: (1) North 14° 26' 44" East 240.92 feet to a rebar set; (2) North 32° 24' 02" East 186.55 feet to a rebar set in the southern Right of Way line of S.R. 1585, Cross Country Road; (3) North 32° 24' 02" East 29.61 feet to an unmarked point in the center of said Right of Way; (4) thence East along center of said Right of Way, South 48° 50' 20" East 14.73 feet to an unmarked point in Right of Way; (5) continuing along Right of Way, South 55° 20' 20" East 100.00 feet to an unmarked point in Right of Way; (6) South 03° 51' 20" East 36.66 feet to the point and place of Beginning, containing 2.000 acres, more or less, with this description taken from a survey by Jordan & Associates, NCRLS L-3940, entitled "Survey For William B. Bustle & Teresa H. Bustle" dated February 18, 2014 and being known as 141 Cross Country Road.

Also conveyed herewith is a perpetual Septic Easement across the lands of Burgess J. Hamm, et al, Deed Book 556, Page 565, ICR, being 0.271 acres, more or less and described as follows:

BEGINNING at an unmarked point in the western line of the above described property, said point being South 32° 24' 02" West 161.75 feet from a rebar set in the southern Right of Way line of S.R. 1585, Cross Country Road, (60' R/W DB 619-714, ICR) and the new northwestern corner of the above described property, and running thence from the point and place of Beginning, the following four (4) courses and distances: (1) North 55° 55' 14" West 142.20 feet to an unmarked point; (2) North 34° 04' 46" East 83.79 feet to an unmarked point; (3) South 55° 55' 14" East 139.75 feet to an unmarked point; and (4) South 32° 24' 02" West 83.83 feet to the point and place of Beginning, containing 0.271 acre, more or less, with this description taken from a survey by Jordan & Associates, NCRLS L-3940, dated February 18, 2014.