Workflow 9999-00177512

BOOK 1491
PAGES 965 - 967
Iredell County, NC
Recorded 10/06/2003 03:53:50pm
No 9999-00177512 1 of 3 pages
Brenda D. Bell, Register of Deeds

692342

Excise Tax

3

Recording: Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. _____

Verified by _____ County on the _____ day of _____

by _____

Mail after recording to **CLAYTON STATESVILLE , 2026 NORTHSIDE DR STATESVILLE , NC 28677**

This instrument prepared by **CLAYTON STATESVILLE** Timothy L. Codding

Brief Description for the index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 16th day of September ,20 03, by and between:

GRANTOR	GRANTEE
Clyde Parks Sharpe	Carl C Sharpe 6708 Alten Street Baltimore, Maryland 21207

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 the City of _____, Olin Township, Iredell County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book 876 Page 1029

A map showing the above-described property is recorded in Plat Book 876 page 1029.

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 except for the exceptions hereinafter stated.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first written above.

_____ Clyde Park Sharpe (SEAL)
(Corporate Name)

By: _____ _____ (SEAL)

_____ President

ATTEST: _____ (SEAL)

_____

_____ Secretary (Corporate Seal) _____ (SEAL)

SEAL-STAMP MARK E. MULL NOTARY PUBLIC My Comm. Exp. 2-21-2004 WILKES COUNTY, N. C.

NORTH CAROLINA, Iredell County.
I, a Notary Public of the County and State aforesaid, certify that Clyde Park Sharpe
_____ Grantor
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 16 day of September, 2003. My commission expires: 2-21-2004 Mark E Mull Notary Public

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SEAL-STAMP

NORTH CAROLINA, _____ County.
I, a Notary Public of the County and State aforesaid, certify that _____, personally came before me this day and acknowledged that _____ he is _____ Secretary of _____ a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its _____ President, sealed with its corporate seal and attested by _____ as its _____ Secretary.
Witness my hand and official stamp or seal, this _____ day of _____, 20____. My commission expires: _____ Notary Public

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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.

Clyde Parks Sharpe – Legal Description

Being a 1.00 acre tract of land located on Rash Road (SR#1888) in Olin Township, Iredell County, North Carolina and being more particularly described as follows:

Beginning on a "Mag" nail set in the centerline of Rash Road (SR #1888), said "Mag" nail being the SE corner of the Clyde Parks Sharpe tract recorded in deed book 876 page 1029 and also a common corner with Roy D. Blackwelder (1124/1255), said beginning point being also located N05°12'31"E 695.41' from a "Mag" nail set in Rash Road (SR #1888); thence from said beginning point with the line of Blackwelder (1124/1255) S89°01'38"W (passing an existing ½' rebar at a distance of 40.00') a total distance of 486.76' to a new 5/8" rebar set, said rebar being located N89°01'38"E 359.24' from an existing ½' rebar the SW corner of tract 876/1029; thence N00°58'22"W 204.15' to a new 5/8" rebar set; thence N89°01'38" E 175.00' to a new 5/8" rebar set; thence S00°58'22"E 179.15' to a new 5/8" rebar set; thence N89°01'38"E (passing a new 5/8" rebar set at a distance of 274.77') a total distance of 314.77' to a "Mag" nail set in the centerline of Rash Road (SR #1888); thence with the centerline of Rash Road S05°52'51"W 25.18' to the point and place of beginning containing 1.00 acres by coordinate computation as shown on a survey plat entitled: "Clyde Parks Sharpe" and dated September 5, 2003 as certified to by Carl D. Bunton, Professional Land Surveyor PLS-3032.

Subject property is a portion of deed book 876 page 1029 of the Iredell County Registry.

* ALSO INCLUDE EASEMENT ON CLYDE PARKS SHARPE FOR ALLSEPTIC DRAINLINES ON BOOK876 PAGE1029 EXISTING SYSTEM IN PLACE ENCROACHMENT TO DO REPAIRS AND TO PUMP SYSTEM ALLOWED"