Type: CONSOLIDATED REAL PROPERTY
Recorded: 12/8/2015 8:56:09 AM
Fee Amt: $26.00 Page 1 of 3
Revenue Tax: $0.00
Iredell County, NC
Matthew J. McCall Register of Deeds

BK 2393 PG 1526 - 1528

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax -0-	Recording Time, Book and Page
Tax Lot No. _____	Parcel Identifier No. 4871-88-5838 & 4882-00-5116
Verified by _____ County on the _____ day of _____, _____	
by THIS PROPERTY IS NOT THE GRANTOR'S PRIMARY RESIDENCE --- NO TITLE OPINION RENDERED	

Mail after recording to Grantee

This instrument was prepared by James P. Ashburn - EISELE, ASHBURN, GREENE & CHAPMAN, P.A.

Brief description for the Index 2.781 Acres - Mayberry Road

THIS DEED made this 7th day of December, 2015, by and between

GRANTOR	GRANTEE
MAYBERRY REAL ESTATE LIMITED PARTNERSHIP, a North Carolina Limited Partnership	JOHN L. MAYBERRY AND WIFE, DOROTHY R. MAYBERRY
105 Mayberry Road Harmony, NC 28634	105 Mayberry Road Harmony, NC 28634

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 _____, Eagle Mills Township, Iredell County, North Carolina and more particularly described as follows:

EXHIBIT "A"

R.O.T.C.

Page Count: 3
☐NS ☐PO ☐SI

The property hereinabove described was acquired by Grantor by instrument recorded in _____.

A map showing the above described property is recorded in Plat Book _____ page _____.

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. Title to the property hereinabove described is subject to the following exceptions:

Subject to restrictions, reservations, conditions and easements that are enforceable against the property, and matters and things apparent from a careful inspection of the premises; and any and all taxes, assessments and similar matters and things payable after the date of this deed.

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 above written.

USE BLACK INK ONLY

_____ (Corporate Name)

By: _____

_____ President

ATTEST:

_____ Secretary (Corporate Seal)

MAYBERRY REAL ESTATE LIMITED PARTNERSHIP (SEAL)

BY: John L Mayberry (SEAL)

JOHN L. MAYBERRY, GENERAL PARTNER

_____ (SEAL)

_____ (SEAL)

SEAL-STAMP

PATRICIA C ABBOTT NOTARY PUBLIC Iredell County, North Carolina My Commission Expires 10-6-2018

Use Black Ink

NORTH CAROLINA, IREDELL County.

I, a Notary Public of the County and State aforesaid, certify that John L. Mayberry, General Partner of Mayberry Real Estate Limited Partnership, a NC Limited Partnership Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 8th day of December 2015.

My commission expires: 10/6/18 Patricia C. Abbott Notary Public

SEAL-STAMP

Use Black Ink

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 _____ President, sealed with its corporate seal and attested by as its _____ Secretary.

Witness my hand and official stamp or seal, this _____ day of _____, _____.

My commission expires: _____ _____ Notary Public

EXHIBIT "A"

Lying and being located in Eagle Mills Township, Iredell County, North Carolina, and being described as follows:

BEGINNING at a magnetic nail set in the intersection of State Road 2118 (Mayberry Road) and U.S. Highway 21 in Harmony, North Carolina; thence with the center line of U.S. Highway 21, North 08 deg. 52 min. 32 sec. West 272.81 feet to a point; thence North 89 deg. 03 min. 20 sec. East passing through a No. 4 Rebar at 22.30 feet for a total distance of 531.59 feet to a No. 4 Rebar; South 04 deg. 18 min. 34 sec. East passing through a No. 4 Rebar at 164.12 feet for a total distance of 192.12 feet to a point in the center line of Mayberry Road; thence with the center line of Mayberry Road, South 79 deg. 30 min. 34 sec. 140.27 feet to a magnetic nail set in the center line at the end of the pavement; South 80 deg. 30 min. 23 sec. West 371.00 feet to a magnetic nail set in the intersection, the POINT OF BEGINNING, containing 2.781 acres, more or less, being according to a survey entitled "Recombination Survey for John L. Mayberry and wife, Dorothy R. Mayberry" by Marty S. Cline, PLS, dated December 1, 2015.