

BOOK 1278
PAGES 2006 - 2009

Iredell County, NC
Recorded 08/08/2001 04:11:28pm
No 9999-00021748 1 of 4 pages
Excise Tax: \$300.00
Brenda D. Bell, Register of Deeds

14/4

Excise Tax 300.00

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. _____

Verified by _____ County on the _____ day of _____
by _____

Mail after recording to **Grantee**

This instrument was prepared by **T. Michael Lassiter, Attorney at Law**

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 6th day of August, 2001, by and between

GRANTOR

GRANTEE

L. Wilson Martin and wife, Kay S. Martin; Ralph C. Brown and wife, Christine F. Brown; and James B. Epperson, Sr. and wife, Nita L. Epperson

Ricky B. Brewer

**2328 Davie Avenue
Statesville, NC 28625**

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

See Exhibit "A" attached hereto.

WPKFLOW 9999-00021748

The property hereinabove described was acquired by Grantor by instrument recorded in Book 728, page 454

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 grantee's prorata share of the 2001 ad valorem taxes.

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.

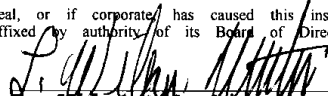
(Corporate Name)

By: _____

President

ATTEST: _____

Secretary (Corporate Seal)



L. Wilson Martin (SEAL)



Kay S. Martin (SEAL)



Ralph C. Brown (SEAL)



Christine F. Brown (SEAL)

(Corporate Name)

By: _____


President

ATTEST: _____

Secretary (Corporate Seal)



James B. Epperson Sr. (SEAL)



Nita L. Epperson (SEAL)

(SEAL)

(SEAL)

SEAL - STAMP

NORTH CAROLINA, Iredell County.



I, a Notary Public of the County and State aforesaid, certify that L. Wilson Martin and wife, Kay S. Martin 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 August, 2001.

My commission expires: 12-21-02 Linda H. Foulks Notary Public

SEAL - STAMP

NORTH CAROLINA, Iredell County.

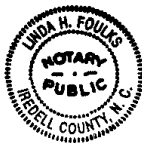


I, a Notary Public of the County and State aforesaid, certify that Ralph C. Brown and wife, Christine F. Brown Grantor personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 6th day of August, 2001.

My commission expires: 4/19/05 Teri M. Overcash Notary Public

SEAL - STAMP

NORTH CAROLINA, Iredell County.



I, a Notary Public of the County and State aforesaid, certify that James B. Epperson, Sr. and wife, Nita L. Epperson 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 August, 2001.

My commission expires: 12-21-02 Linda H. Foulks Notary Public

SEAL - STAMP

NORTH CAROLINA, _____ County.

I, a Notary Public of the County and State aforesaid, certify that _____ Grantor personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this _____ day of _____, _____.

My commission expires: _____ Notary Public

SEAL - STAMP

NORTH CAROLINA, _____ County.

I, a Notary Public of the County and State aforesaid, certify that _____, 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 _____, _____.

My commission expires: _____ Notary Public

SEAL - STAMP

NORTH CAROLINA, _____ County.

I, a Notary Public of the County and State aforesaid, certify that _____, 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 _____, _____.

My commission expires: _____ Notary Public

The foregoing Certificate(s) of Linda H. Foulks, Teri M. Overcash a Notary Public

I/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.

BRENDA D. BELL REGISTER OF DEEDS FOR IREDELL COUNTY
By M. Alison Harg Deputy / Assistant - Register of Deeds

EXHIBIT "A"

TRACT NO. 1: BEGINNING at a stake on South side of hard surface road, running South 70 East 465 feet to a birch; thence South 77 East 143 feet to a stake, corner of fence; thence North 18 East 629 feet to a pine, stake 6 feet South of pine, North 82 West 126 feet to stake; thence South 56 West 778 feet to the **BEGINNING, containing 5-1/4 acres, more or less.**

TRACT NO. 2: BEGINNING at an iron stake on the South side of U.S. Highway No. 64 leading from Statesville to Mocksville, new corner of C. B. Myers and wife, and running thence with their new line, South 42 East 141 feet to a black gum; thence continuing with the new line of C. B. Myers and wife, South 64 East 133 feet to an oak; thence with W. H. Murdock's line, North 14-1/2 East 273 feet to a stake; thence with W. H. Murdock's line, North 81 West 130 feet to a stake on the South side of U.S. Highway No. 64; thence with the South side of U.S. Highway No. 64, South 55 West 189 feet to the **BEGINNING, containing .9 of a acre, more or less.**

The above described parcels being the identical property conveyed to Wilson Martin, Ralph Brown and James B. Epperson, Sr. by deed from Beroth Oil Company of Statesville, Inc., dated March 7, 1986, and recorded in Deed Book 728, page 454, Iredell County Registry. For back title see Deed Book 642, page 1, Iredell County Registry.
