9/2

BOOK 1380
PAGES 1004 - 1012
Iredell County, NC
Recorded 10/23/2002 03:57:17pm
No 9999-00103988 1 of 9 pages
Excise Tax: $100.00
Brenda D. Bell. Register of Deeds

# NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $100.00

Parcel Identifier No._____ Verified by _____ County on the ____ day of_____, 20__
By:_____

Mail/Box to: _____

This instrument was prepared by: ✓Alan G. Carpenter, Attorney

Brief description for the Index: _____

THIS DEED made this 15th day of October, 20 02, by and between

| GRANTOR | GRANTEE |
|---|---|
| James Boyd Gantt and wife,<br>Joyce L. Gantt | Department of Transportation,<br>an agency of the State of North Carolina |

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

See Exhibit "A," attached hereto.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 903 page 553 and 556.

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

NC Bar Association Form No. 3 © 1976, Revised © 1977, 2002
Printed by Agreement with the NC Bar Association - 1981

+ James Williams & Co., Inc.
www.JamesWilliams.com

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:

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

_____ (Entity Name)

By: _____ Title: _____

By: _____ Title: _____

By: _____ Title: _____

USE BLACK INK ONLY

James Boyd Gantt (SEAL)
James Boyd Gantt

Joyce L. Gantt (SEAL)
Joyce L. Gantt

_____ (SEAL)

_____ (SEAL)

---

SEAL-STAMP

ALAN G. CARPENTER NOTARY PUBLIC IREDELL COUNTY, N.C.

USE BLACK INK ONLY

State of North Carolina - County of Iredell

I, the undersigned Notary Public of the County and State aforesaid, certify that James Boyd Gantt and wife, Joyce L. Gant personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 15th day of October, 2002

My Commission Expires: 7-11-04

Notary Public

---

SEAL-STAMP

USE BLACK INK ONLY

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that _he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of each entity, _he signed the forgoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20__.

My Commission Expires: _____

Notary Public

---

SEAL-STAMP

USE BLACK INK ONLY

State of North Carolina - County of _____

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

Witness my hand and Notarial stamp or seal this _____ day of _____, 20__.

My Commission Expires: _____

Notary Public

---

The foregoing Certificate(s) of Alan G. Carpenter 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.

Brenda D. Bell Register of Deeds for Iredell County

By: Sally B. Lewis Deputy/~~Assistant~~ - Register of Deeds

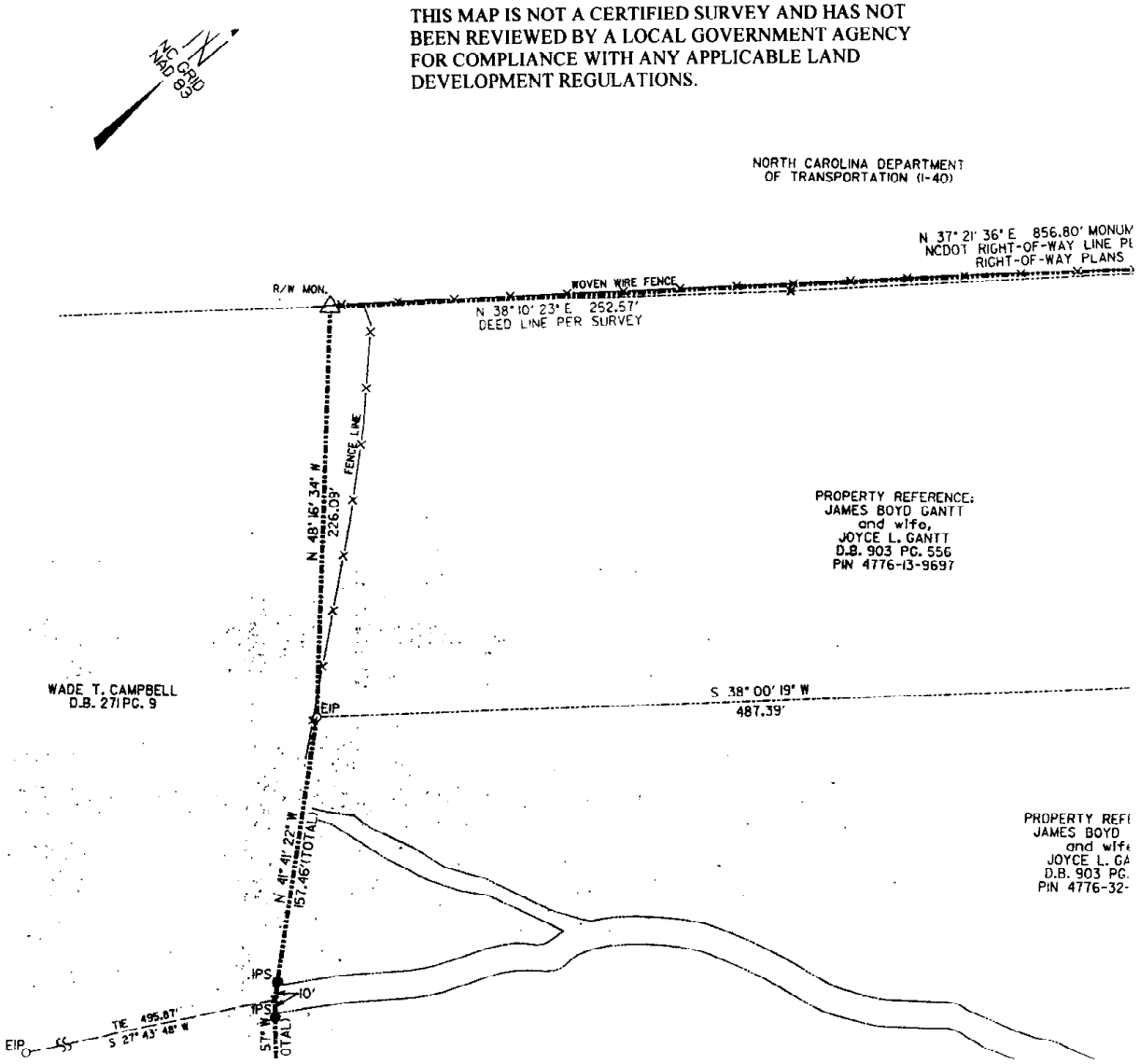
NC Bar Association Form No. 3 © 1976, Revised © 1977, 2002
Printed by Agreement with the NC Bar Association - 1981

* James Williams & Co., Inc.
www.JamesWilliams.com

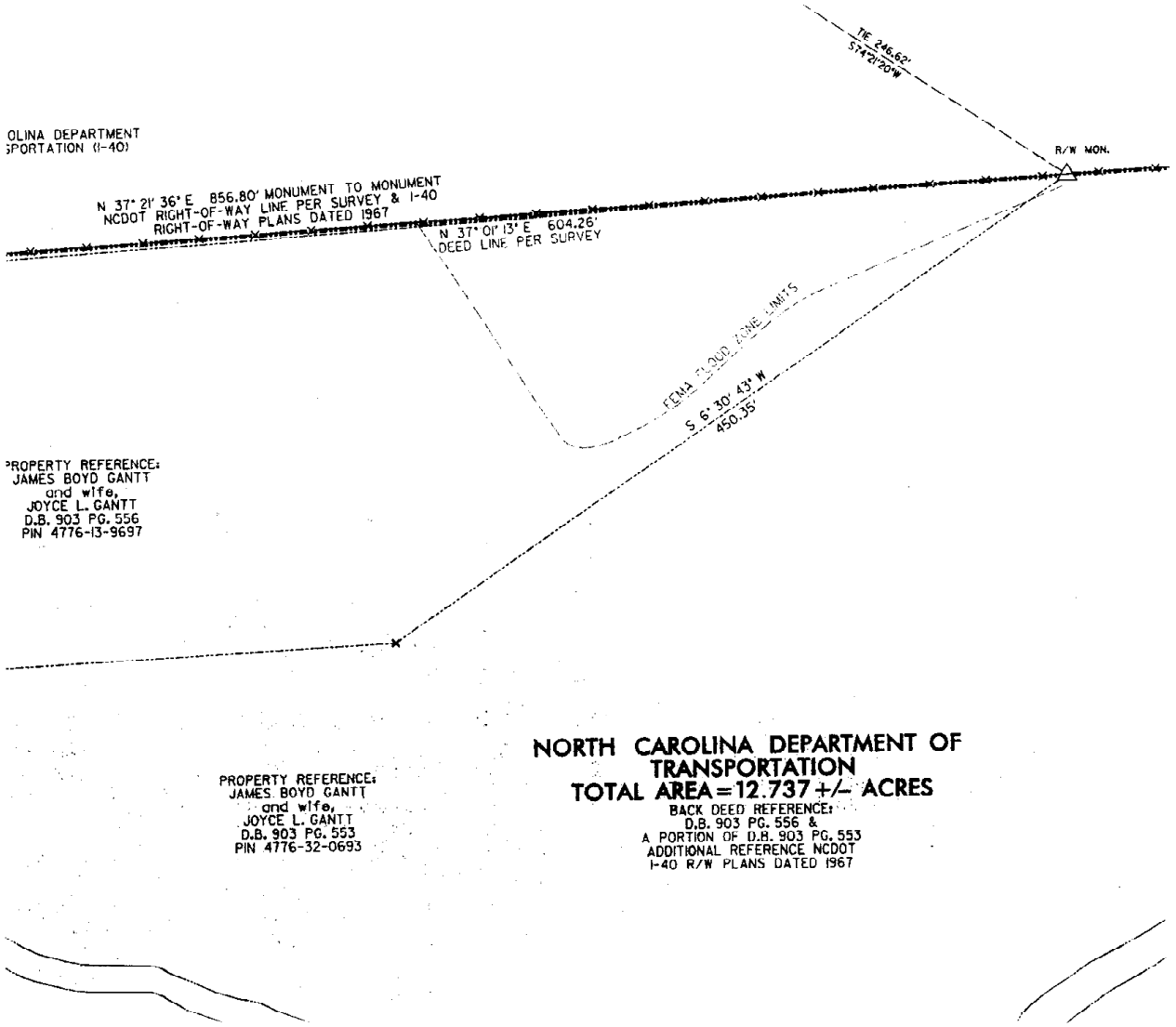
EXHIBIT A

BEGINNING at a concrete monument on the East side of Interstate 40 right of way at the northwest corner of Wade T. Campbell property, and running thence with the right of way line of Interstate 40 the following two courses, N 37 deg. 21 min. 36 sec. E a distance of 856.80 feet to a concrete monument; thence
N 37 deg. 21 min. 56 sec. E a distance of 171.50 feet to a concrete monument; thence S 57 deg. 26 min. 08 sec. E a distance of 516.25 feet to an existing iron pin; thence S 27 deg. 28 min. 00 sec. W a distance of 360.13 feet to an iron pin set; thence
S 43 deg. 04 min. 46 sec. W a distance of 247.08 feet to an iron pin set; thence S 57 deg. 45 min. 55 sec. W a distance of
341.04 feet to an iron pin set; thence S 32 deg. 50 min. 10 sec. W a distance of 200.40 feet to an iron pin set; thence
N 51 deg. 24 min. 57 sec. W a distance of 68.60 feet to a point in the center of Five Mile Branch, passing an iron pin set at 58.60 feet; thence N 41 deg. 41 min. 22 sec. W a distance of 157.46 feet to an existing iron pin, passing an iron pin set at 10.00 feet; thence
N 48 deg. 16 min. 34 sec. W a distance of 226.09 feet to the point of BEGINNING, containing 12.737 acres, more or less, and being that identical property described in Deed Book 903, Page 556, and a portion of the property described in Deed Book 903, Page 553, Iredell County Registry, NC.

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.



THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.

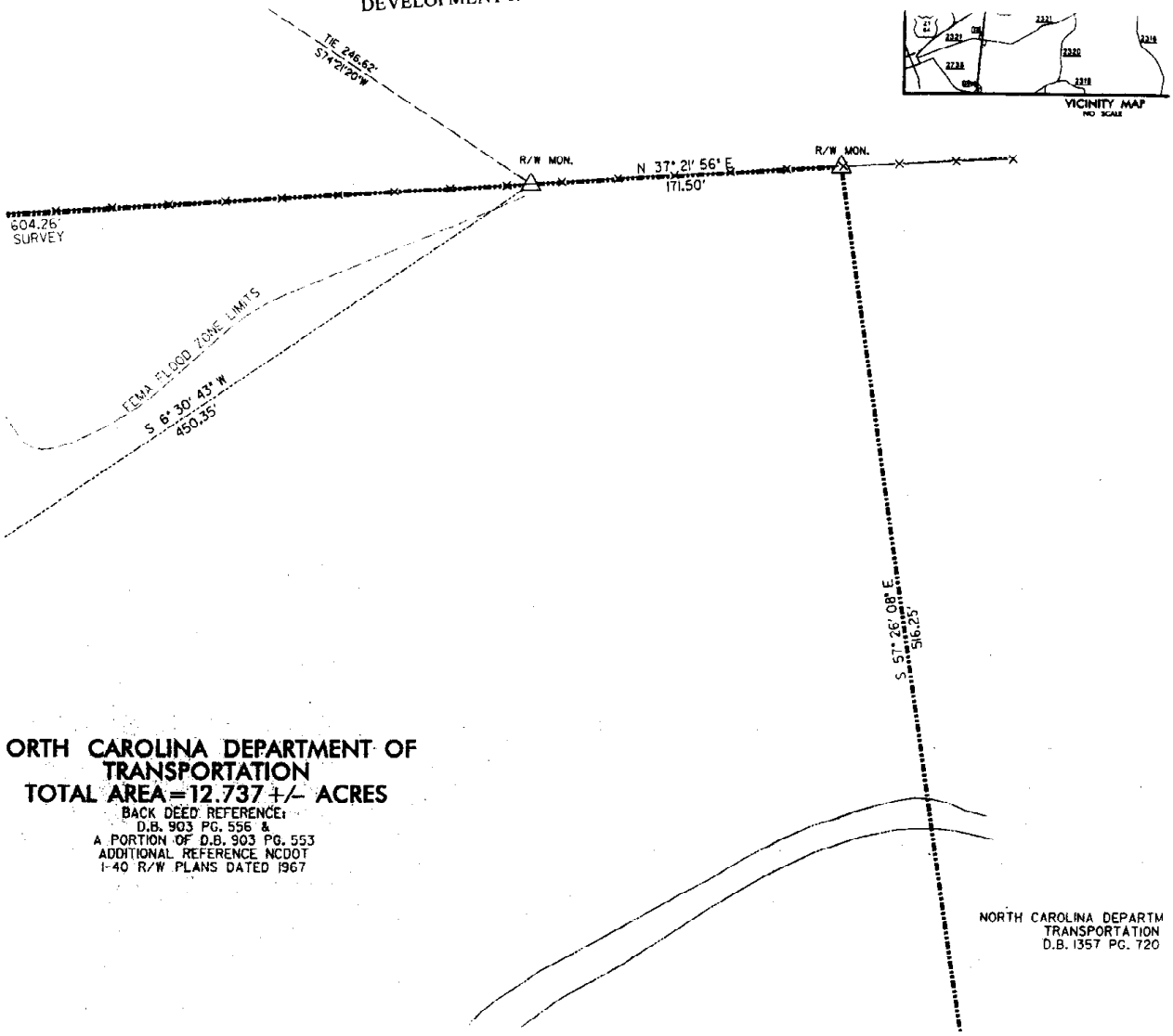



PROPERTY REFERENCE:
JAMES BOYD GANTT
and wife,
JOYCE L. GANTT
D.B. 903 PG. 553
PIN 4776-32-0693

**NORTH CAROLINA DEPARTMENT OF TRANSPORTATION**
**TOTAL AREA = 12.737 +/- ACRES**

BACK DEED REFERENCE:
D.B. 903 PG. 556 &
A PORTION OF D.B. 903 PG. 553
ADDITIONAL REFERENCE NCDOT
I-40 R/W PLANS DATED 1967

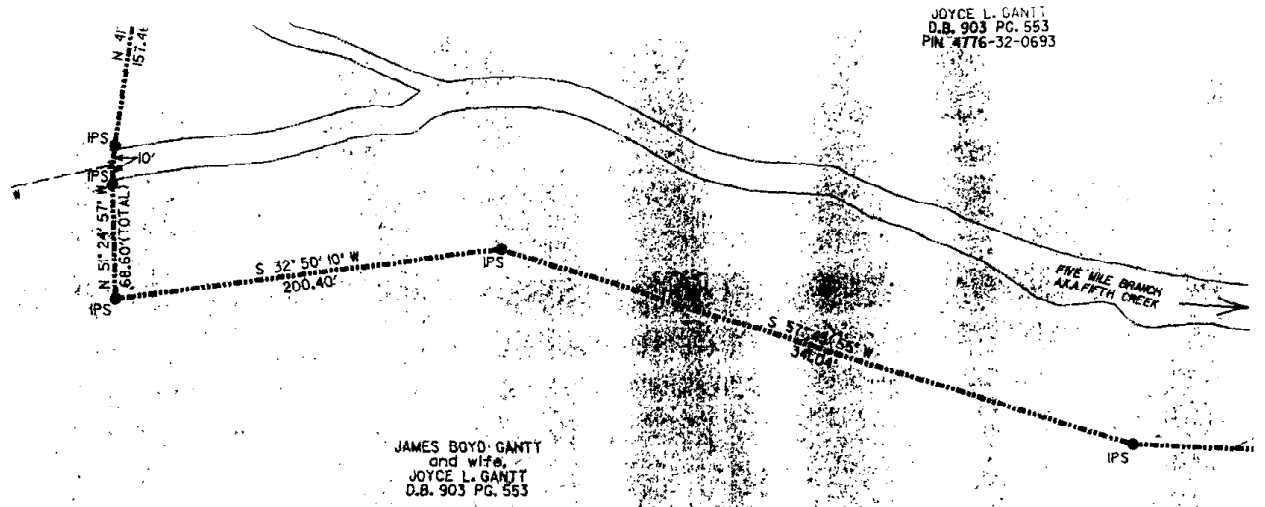
THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.




**ORTH CAROLINA DEPARTMENT OF TRANSPORTATION**
**TOTAL AREA = 12.737 +/- ACRES**

BACK DEED REFERENCE:
D.B. 903 PG. 556 &
A PORTION OF D.B. 903 PG. 553
ADDITIONAL REFERENCE NCDOT
I-40 R/W PLANS DATED 1967

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.




State of North Carolina, Iredell County:
I, Lloyd D. Brown, certify that this map was drawn under my supervision from an actual survey made under my direct supervision from reference deed recorded in Deed Book 903, Page 553 & Deed Book 903, Page 556 that the ratio of precision as calculated by latitudes and departures is 1:10,000; that this map was prepared in accordance with G.S. 47-30 as amended, witness my original signature, registration number, and seal this 16th day of October, A.D., 2002.

Surveyor
L-3929
Registration Number

NORTH CAROLINA PROFESSIONAL SEAL L-3929 LLOYD D. BROWN

Seal

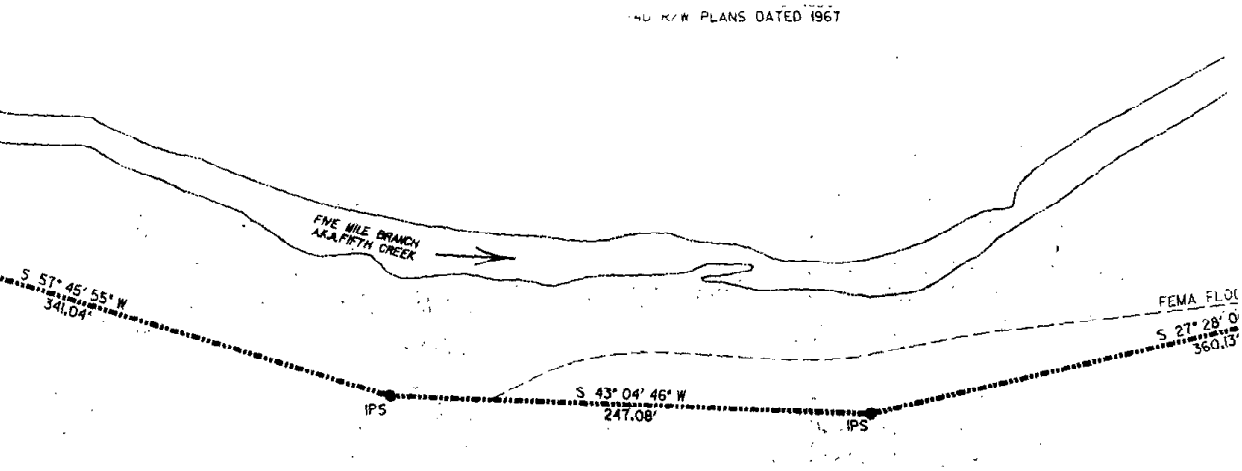
_____ County, certify that the map
fixed meets all statutory requirements

_____

_____, a REVIEW OFFICER of _____
nted for registration and recorded in
E _____, this the _____ day of _____, 20 _____

_____

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.




, Iredell County
hat this map was drawn under my supervision from an
my direct supervision from reference deed
3 , Page 553 & Deed Book 903 , Page 556
on as calculated by latitudes and departures
as prepared in accordance with G.S. 47-30
iginal signature, registration number, and
October , A.D.,2002.

yor
3929
tration Number

TH CAROLINA
SEAL
L-3929
D. BROWN
Seal

I hereby certify that I am the owner of the property shown and described here located in the subdivision jurisdiction of the County of Iredell and that thereby this plan of subdivision with my free consent, establish minimum building setbac and dedicate all roads, alleys, walks, parks, and other sites and easements to pub private use as noted.

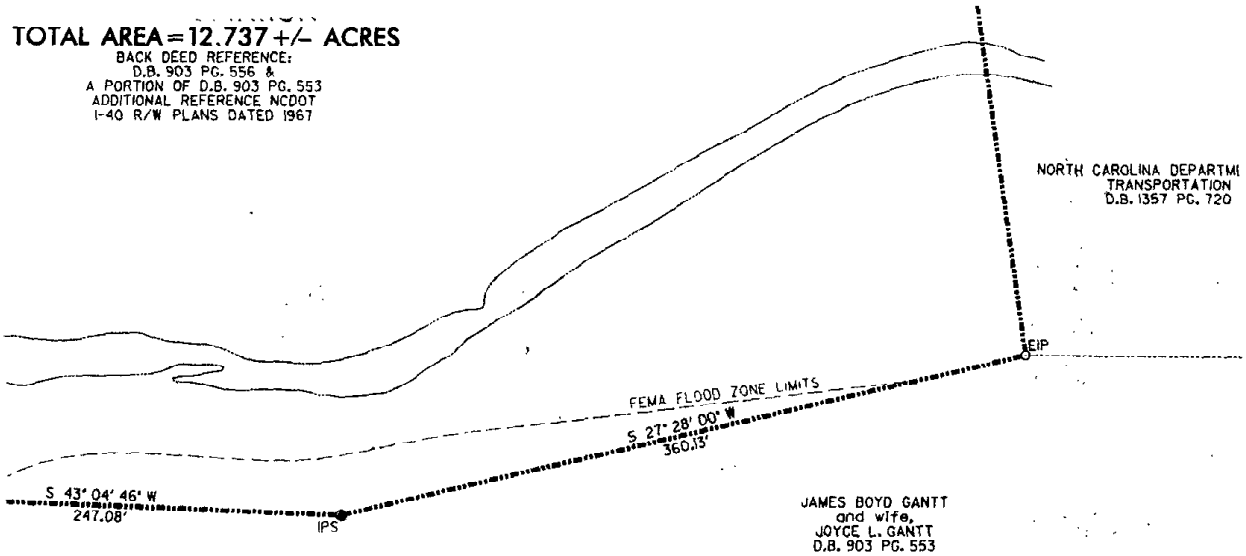
I further certify that:

a. there are no deed restrictions which will be violated by the requested subdivi
b. there are no governmental regulations of any kind, other than those for which variance has been applied for under the Iredell County Subdivision Ordinance regulations, which will be violated by the requested subdivision; and
c. I understand that enforcement of deed restrictions and any other contractu agreements is not the responsibility of Iredell County, will not be undertaken by Iredell County, and is the sole responsibility of the parties affected by violatio such deed restrictions and contractual agreements.

Owner

**TOTAL AREA = 12.737 +/- ACRES**

BACK DEED REFERENCE:
D.B. 903 PG. 556 &
A PORTION OF D.B. 903 PG. 553
ADDITIONAL REFERENCE NCDOT
I-40 R/W PLANS DATED 1967




**LEGEND**

- ● Iron Pin Set
- ⊙ Existing Iron Pir
- △ Exist. R/W Monum
- + Prop. Corner (No

I hereby certify that I am the owner of the property shown and described hereran, which is located in the subdivision jurisdiction of the County of Iredell and that I hereby adopt this plan of subdivision with my free consent, establish minimum building setback lines, and dedicate all roads, alleys, walks, parks, and other sites and easements to public or private use as noted.

50 25 0 50

SCALE 1"=50'

further certify that:

1. there are no deed restrictions which will be violated by the requested subdivision; and
2. there are no governmental regulations of any kind, other than those for which a variance has been applied for under the Iredell County Subdivision Ordinance regulations; which will be violated by the requested subdivision; and
3. I understand that enforcement of deed restrictions and any other contractual agreements is not the responsibility of Iredell County, will not be undertaken by Iredell County, and is the sole responsibility of the parties affected by violations of such deed restrictions and contractual agreements.

Owner

NOTES:
1. AREAS SHOWN ARE SUBJECT TO EASEMEN
2. RECORD REFERENCES: D.B. 903 PG. 533 & NCDOT I-40 R/W PLANS DATED 1967
3. PARCEL I.D. NUMBER 4776-13-9697 & 477
4. THIS SURVEY IS A RECOMBINTION OF TW AREA OF THE COUNTY THAT REGULATES LAND.
5. AREA BY COORDINATE METHOD.
6. RAW ERROR OF CLOSURE FOR THE FIELD EXCEEDED 1:10,000.
7. THE DISTANCES SHOWN ARE HORIZONTAL DISTANCES.
8. THIS IS NOT A FLOOD ELEVATION SURVEY.
9. SURVEY BY: VAUGHN & WELTON 1386 PA ASHEVILLE, NC 28806

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.