BOOK 1501
PAGES 2666 - 2668
Iredell County, NC
Recorded 11/12/2003 01:27:46pm
No 9999-00184979 1 of 3 pages
Excise Tax: $13.00
Brenda D. Bell, Register of Deeds

# NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $13.00

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 11th day of November, 20 03, by and between

| GRANTOR | GRANTEE |
|---|---|
| Michael O. Neader and wife, Melissa F. Neader | the Department of Transportation, an agency of the State of North Carolina<br>1514 Mail Services Center<br>Raleigh, NC 27699-1514 |

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 _____, Cool Springs 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 1218 page 521.

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

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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

Michael O. Neader (SEAL)

Melissa F. Neader (SEAL)

_____ (SEAL)

_____ (SEAL)

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USE BLACK INK ONLY

State of North Carolina - County of Iredell

I, the undersigned Notary Public of the County and State aforesaid, certify that Michael O. Neader and Melissa F. Neader 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 11th day of November, 20 03

My Commission Expires: 5-26-2004

Sandra Sue Robinson
Notary Public

SANDRA SUE ROBINSON NOTARY PUBLIC IREDELL COUNTY, N.C.

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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

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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

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The foregoing Certificate(s) of Sandra Sue Robinson 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: Annette D. Williamson Deputy/~~Assistant~~ - Register of Deeds

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**EXHIBIT "A"**

**BEGINNING** at a new iron pin with cap located in the Westerly property line of that land owned by the NC Department of Transportation (Deed Book 1357, Page 731), said iron being located North 86-12-44 East 171.08 feet from an existing iron pin, being a common corner of NC Department of Transportation and Michael Olinn Neader (Deed Book 1218, Page 521). From said beginning iron running thence South 50-05-46 West 454.16 feet to a new iron pin with cap; thence South 56-48-00 West 91.11 feet to a new iron pin with cap in the existing eastern right of way of Chimney Lane; thence with the eastern right of way of Chimney Lane North 31-19-41 West 50.03 feet to a point in the center of Fifth Creek; thence as it meanders with the centerline of said creek the following courses and distances: North 56-48-00 East 86.55 feet to a point; thence North 50-05-46 East 382.71 feet to a point; thence North 86-12-44 East 84.83 to the point of **beginning containing 0.582 acres.**