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FILED
IREDELL COUNTY

92 JUL 17 PH 2:46

085871611

BRENDA D. BELL
REGISTER OF DEEDS

*Mencement
Ownership
309 Canvasback*

No Stamps

Excise Tax

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 19____
by _____

Mail after recording to *SAM OWENS 26 Ringneck Trail Mooresville NC 28115*

This instrument was prepared by _____

Brief description for the Index _____

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this *14th* day of *July*, 19*92*, by and between

GRANTOR

SR Real Estate, Inc., a North Carolina Corporation with its principal office located in Salisbury, Rowan County, North Carolina

GRANTEE

Association of Woodland Hills Property Owners, a North Carolina Non-Profit Corporation formed May 22, 1991 with its principal office located at 231 Broad Bill Drive, Mooresville, Iredell County, North Carolina

Enter in appropriate blank 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 *N/A* *Davidson* Township, *Iredell* County, North Carolina and more particularly described as follows:

BEGINNING at an existing iron pin set at the intersection of the rights of way of Broad Bill Drive and Canvasback Trail in Woodland Hills Subdivision, Section 8, as recorded in Plat Book 21, Page 13 in the Iredell County, North Carolina, Public Registry; thence with the Southwestern margin of the right of way of Broad Bill Drive South 76 deg. 05 min. 20 sec. East 24.70 feet to an iron pin set; thence a new line South 12 deg. 37 min. 01 sec. West 24.45 feet to an iron pin set; thence another new line North 75 deg. 01 min. 20 sec. West 25.32 feet to an iron pin set in the Southeastern margin of the right of way of Canvasback Trail; thence with the Southeastern margin of the right of way of Canvasback Trail North 14 deg. 03 min. 41 sec. East 23.97 feet to the point of BEGINNING and containing 0.01 acres and being a tract upon which there is located an existing entrance sign to Woodland Hills Subdivision and being a part of Lot Number 112, Woodland Hills, Section 8 as recorded in Plat Book 21, Page 13 in the Iredell County, North Carolina, Public Registry and as further shown upon the map and survey entitled "Sign Easement Survey of Lot 112 Woodland Hills (Section 8)" by Donald Ray Allen, Registered Land Surveyor and dated June 22, 1992. A copy of said map and survey is attached hereto and incorporated by reference as a part of this legal description.

NO OPINION ON TITLE IS EXPRESSED OR IMPLIED.

0858 1612

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

A map showing the above described property is recorded in Plat Book 21 page 13

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:

- 1. 1992 ad valorem taxes.
- 2. Restrictive Covenants recorded in Book 812, Page 611 in the Iredell County, North Carolina, Public Registry.
- 3. Utility easements and rights of way which may affect subject real property.

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.

SR REAL ESTATE, INC. (Corporate Name) (SEAL)

By: Paul B. [Signature] (SEAL)

President

ATTEST: Brooke R. Bridges (SEAL)

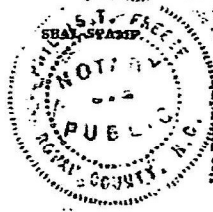
Secretary (Corporate Seal)



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 _____, 19____.

My commission expires: _____ Notary Public



NORTH CAROLINA, Rowan County.

I, a Notary Public of the County and State aforesaid, certify that Brooke R. Bridges personally came before me this day and acknowledged that she is Secretary of SR Real Estate, Inc. 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 herself as its Secretary. Witness my hand and official stamp or seal, this 14 day of July, 1992.

My commission expires: 11-24-95 Phyllis J. Frantz Notary Public

The foregoing Certificate(s) of Phyllis J. Frantz a Notary Public

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.

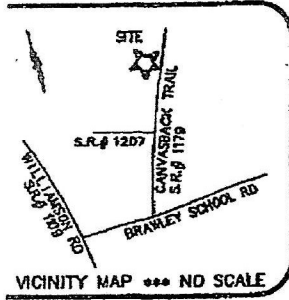
By: Brenda D. Bell REGISTER OF DEEDS FOR Iredell COUNTY

By: [Signature] Deputy Assistant - Register of Deeds

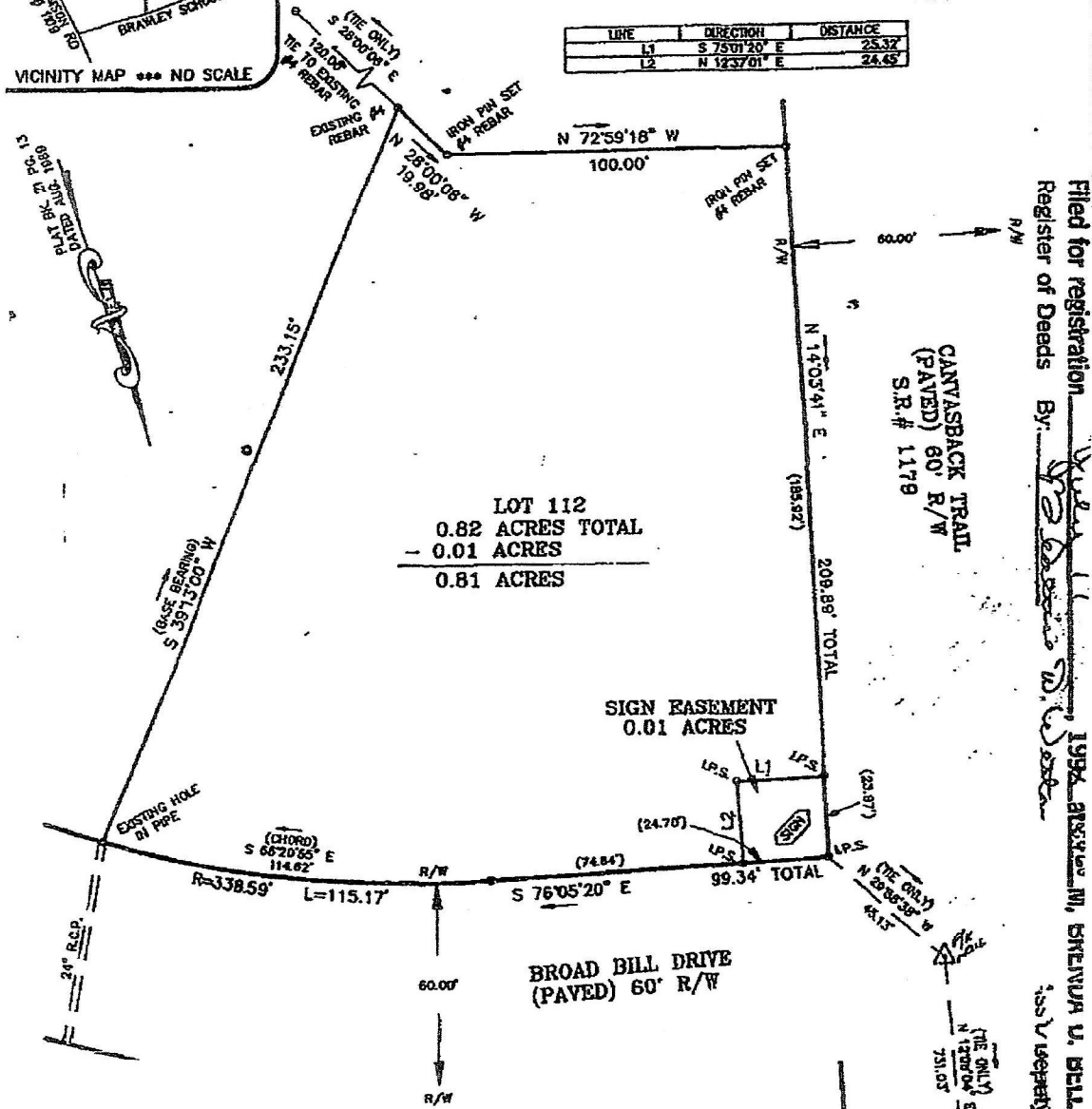
0858-1013

#17 BOX 203 - MOOREVILLE, N.C. 28110 - (704) 694-7020

I, certify that this map was drawn under my supervision from an actual survey made under my supervision recorded in deed book 510, page 509, and/or plat book 21, page 13, that the ratio of precision is 1":10,000, that this map was prepared in accordance with the General Statutes of North Carolina Chapter 89C. my hand and seal on the 22 day of JUNE A.D. 19 92



LINE	DIRECTION	DISTANCE
L1	S 75°11'20" E	25.32
L2	N 123°01' E	24.45



Filed for registration Register of Deeds By: [Signature] 1994 [Signature] M, BREWSTER U. BELL, Surveyor

- NOTES
- 1) THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHTS OF WAY OF RECORD.
 - 2) ACREAGE COMPUTED BY THE COORDINATE METHOD.
 - 3) UNDERGROUND POWER
 - 4) I.P.S. - #4 REBAR SET

SIGN EASEMENT SURVEY

LOT 112 WOODLAND HILLS (SECTION EIGHT)

DAVIDSON TWSP., IREDELL CO., N.C. WOODLAND HILLS PROPERTY OWNERS ASSOC.

SCALE 1" = 40' ACQUIRED BY:

FILE: PHY1\07112 TAX MAP NO: 17-20-19