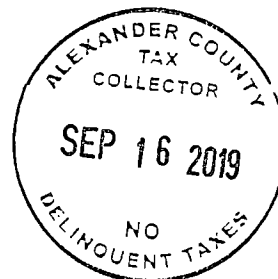


Type: DEED
Recorded: 9/16/2019 10:02:02 AM
Fee Amt: \$26.00 Page 1 of 4
Revenue Tax: \$0.00
Alexander, NC
Scott H. Hines Register of Deeds
File#

BK 620 PG 343 - 346



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: No Revenue

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

Mail/Box to: _____

This instrument was prepared by: Mark T. Davis, Attorney, P.O. Box 1087, Taylorsville, NC 28681

No title examination requested of or performed by the Preparer of this instrument and no closing performed by the Preparer of this instrument.

Brief description for the Index: _____

THIS DEED made this 13th day of September, 2019, by and between:

Grantor: JEFFREY D. KERLEY and wife, NOEL W. KERLEY
Address: _____

Grantee: JEFFREY D. KERLEY and wife, NOEL W. KERLEY
Address: P.O. Box 168
Hiddenite, NC 28636

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

For complete description see Exhibit "A" attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 539 at Page 855.

All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book _____ at 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, other than the following exceptions:

All matters of record.

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

Jeffrey D. Kerley (SEAL)
JEFFREY D. KERLEY

Noel W. Kerley (SEAL)
NOEL W. KERLEY

STATE OF NORTH CAROLINA

COUNTY OF ALEXANDER

I, TERESA P. BROWN, the undersigned Notary Public of the County and State aforesaid, certify that JEFFREY D. KERLEY and wife, NOEL W. KERLEY, 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 the 13th day of September, 2019.

Teresa P. Brown

Notary Public

Printed Name: TERESA P. BROWN

My Commission Expires: 7/3/21

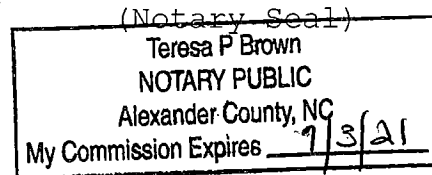


EXHIBIT "A"

BEGINNING at an existing ½ inch rod found in place, said ½ inch rod found in place being the northeast corner of Scott I. Walley from deed recorded in Book 372 at Page 587 of the Alexander County Registry, said existing ½ inch rod also being the westernmost corner of the property of Jeffrey Kerley and Noel Kerley from deed recorded in Book 539 at Page 855 of the Alexander County Registry, said ½ inch rod also being located in the southern boundary line of the Hiddenite Conference Center, LLC as shown by Deed recorded in Book 597 at Page 2015 of the Alexander County Registry; thence the next two (2) calls and distances with the southern boundary line of the Hiddenite Conference Center, LLC in Book 597 at Page 2015 of the Alexander County Registry, North 79 degrees 12 minutes 43 seconds East passing through an iron found in place at a distance of 208.60 feet, a total distance of 289.53 feet to an existing ½ inch rebar found and North 48 degrees 2 minutes 2 seconds East 226.91 feet to an existing ¾ inch angle iron found in place; thence with the southern boundary line of Jeffrey A. Sharpe as the property of Sharpe is shown by deed recorded in Book 571 at Page 140 of the Alexander County Registry, South 68 degrees 42 minutes 9 seconds East passing through a new iron set at a distance of 282.86 feet, a total distance of 312.86 feet to a computed point at the western edge of the pavement of Old Mountain Road, SR 1005; thence with the western portion of the pavement of SR 1005 the next two (2) calls and distances: South 16 degrees 35 minutes 27 seconds West 116.51 feet to a computed point and South 16 degrees 39 minutes 20 seconds West 130 feet to a computed point; thence leaving Old Mountain Road, SR 1005, and with the northern boundary line of Mack S. Horn as the property of Horn is shown by deed recorded in Book 600 at Page 233 of the Alexander County Registry the next two (2) calls and distances: North 68 degrees 42 minutes 9 seconds West passing through a new iron set at a distance of 30 feet, a total distance of 463.97 feet to a new iron set and South 72 degrees 00 minutes 32 seconds West passing through an existing ½ inch angle iron found in place at a distance of 204.62 feet, a total distance of 225.29 feet to a computed point in the common corner between Scott I. Walley in Book 372 at Page 587 and Mack S. Horn in Book 600 at Page 233 of the Alexander County Registry; thence with the common boundary line of Scott I. Walley North 31 degrees 28 minutes 37 seconds West 52.74 feet to a ½ inch rod found in place, the point and place of BEGINNING, containing 2.38 acres according to survey of Wesley G. Fox, Professional Land Surveyor, for Jeffrey D. Kerley and Noel R. Kerley dated August 6, 2019.

FOR BACK TITLE see deed recorded in Book 539 at Page 855 of the Alexander County Registry.