

BK 3017 PG 1697 - 1699

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 278.00

Parcel Identifier No. 4746-45-0401.000 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Benbow, Davidson and Martin, P.C., 309 Davie Avenue, Statesville, NC 28677

This instrument was prepared by: Luke S. Martin, Attorney at Law

Brief description for the Index: _____

THIS DEED made this 21st day of September, 2023, by and between

GRANTOR

GRANTEE

Gene Durant Haire, single
213 Ramsey St
Statesville, NC 28677

187 Shumaker LLC
283 Yadkin Valley Rd
Statesville, NC 28625

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of _____, _____ Bethany Township, _____ Iredell County, North Carolina and more particularly described as follows:

Parcel #: 4746-45-0401.000
Proeprty Address: 187 Shumaker Dr, Statesville, NC 28625

See Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2498 page 1683.
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 5 page 117.

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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.

By: _____ (Entity Name) Gene Durant Haire (SEAL)
Print/Type Name: Gene Durant Haire

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

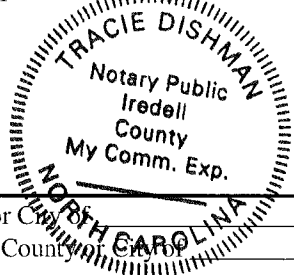
By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

State of North Carolina - County or City of Iredell

I, the undersigned Notary Public of the County or City of Iredell and State aforesaid, certify that Gene Durant Haire 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 21st day of September, 2023.

My Commission Expires: Dec. 9, 2026
(Affix Seal)



Tracie Dishman
Tracie Dishman Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ 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 _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ 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 such entity, _____ he signed the foregoing 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: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

EXHIBIT A

Parcel #: 4746-45-0401.000

Property Address: 187 Shumaker Dr, Statesville, NC 28625

BEGINNING at an iron stake in the West margin of Shumaker Drive, said iron stake being the Northeast corner of Lot No. 419 and the Southeast corner of Lot No. 420 of the Iredell Heights Development (PB 5-117 & 117A); thence with the Southern line of Lot No. 420, South 39-32 West 200 feet to a stake; thence North 50-28 West 100 feet to a stake; thence North 39-32 East 200 feet to an iron stake in the West margin of Shumaker Drive; thence with the West margin of Shumaker Drive, South 50-28 East 100 feet to an iron stake the BEGINNING point. The same being all of Lot Nos. 420, 421, 422 and 423 of the Iredell Heights Development, as the same is platted in Plat Book 5, Pages 117 & 117 A in the Iredell County Registry.

The above described property being the identical property conveyed to Gene Durant Haire by general warranty deed recorded in Deed Book 2498, Page 1683, Iredell County Registry.