

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00

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

Mail/Box to: 118 Delta Street, Lexington, NC 27295

This instrument was prepared by: Franklin A. Bell

Brief description for the Index:

THIS DEED made this 27th day of January, 2014, by and between

GRANTOR	GRANTEE
RICHARD ALLEN MARTIN, widower 118 Delta Street Lexington, NC 27295	RICHARD ALLEN MARTIN, widower 118 Delta Street Lexington, NC 27295

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 Lexington Township, Davidson County, North Carolina and more particularly described as follows:

TRACT I: Tax Parcel Number 11018000C0019B

BEGINNING at a point marking the intersection of the south line of Woodhaven Drive with the east line of Hawthorne Lane, and running thence along the south side of Woodhaven Drive 115 feet to an iron stake; thence South 18°57' East 152 feet to an iron; thence North 86°28' West 27.05 feet to an iron; thence North 18°57' West 10.82 feet to an iron; thence North 86°28' West 137.27 feet to an iron in the east side of Hawthorne Lane; thence with the east side of Hawthorne Lane North 3°32' East 100 feet to the beginning.

Being Lot No. Nineteen (19) of what is known as Section Three of Woodcrest recorded in Plat Book 9, Page 22, in the Office of the Register of Deeds of Davidson County, save and except a 10 foot strip on the south side adjoining Lot No. 18, together with a 25 foot strip off the west side of Lot No. Twenty (20)

of what is known as Section Three of Woodcrest recorded in Plat Book 9, Page 22, in the office of the Register of Deeds of Davidson County, adjoining Lot No. Nineteen (19).

This conveyance is made subject to restrictions as set out in that certain instrument filed of record in the Office of the Register of Deeds of Davidson County, in Deed Book 260, Page 494.

For reference see Deed Book 364, Page 569. Also see Estate of Lenora Sowers, Deceased in Davidson County File No. 08 E 444, who died on January 30, 2008 and was the mother of Mary Ruth Sowers Martin.

TRACT 2: Tax Parcel Number 11181000F0081

BEING Lots Nos. 81, 82, 83 and 84 in Block "F" of Northside Subdivision, a plat of which is duly recorded in the office of the Register of Deeds for Davidson County, North Carolina, in Plat Book 14, at Page 16, and being the property shown on survey prepared by Davis-Martin, Inc. dated 7-23-71, Job No. S-4288, to which reference is hereby made.

For reference see Deed Book 635, Page 321, Davidson County Registry.

Tract 1 is the primary residence. Tract 2 is not the primary residence.

The above-described tracts are those properties devised to Grantor/Grantee herein in the Last Will and Testament of Mary Ruth Martin, Deceased as filed in Estate File No. 08 E 592 in the Office of the Clerk of Superior Court of Davidson County, North Carolina. Mary Ruth Martin was formally known as Mary S. Shafer. The purpose of this conveyance is to establish a record of such devise in the Davidson County Registry.

The above-described property is [] is not [] the primary residence of Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____, page _____.

A map showing the above described property is recorded in Book _____, 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 rights-of-way and easements of record.

2014 ad valorem taxes which are a lien on the above described property and the Grantee herein assumes and agrees to pay.

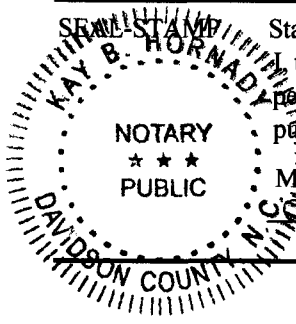
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name)

 (SEAL)
RICHARD ALLEN MARTIN

By: _____

(SEAL)



State of North Carolina – County of Davidson

I, the undersigned Notary Public of the County and State aforesaid, certify that RICHARD ALLEN MARTIN 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 27th day of January, 2014.

My Commission Expires: 09/30/2018

Kay B. Hornady
Notary Public
Printed Name of Notary: Kay B. Hornady