

MAP	S/M	PAR	S/P	U/M	L/M	C/C	PART	INT
403	F	024						60

Rowan County Assessor's Office

This certifies that there are no delinquent ad valorem real estate taxes, which the Rowan County Tax Collector is charged with collecting, that are a lien on:

Property Identification Number 403F024  
 This is not a certification that the Rowan County Property Identification Number matches this Deed description.

Tonya Parnell SJ 10-6-10 4:14  
 Rowan Co. Tax Collections Manager Clerk Date/Time



Doc ID: 011217010003 Type: CRP  
 Kind: DEED  
 Recorded: 10/06/2010 at 04:22:14 PM  
 Fee Amt: \$25.00 Page 1 of 3  
 Revenue Tax: \$0.00  
 Rowan, NC  
 J.E.Brindle Register of Deeds  
 BK **1168** PG **820**

3/45.00  
 LT

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax -0- Recording Time, Book and Page  
 Tax Lot No. 403F Parcel Identifier No. 024  
 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_,  
 by \_\_\_\_\_

Mail after recording to \_\_\_\_\_

This instrument was prepared by Attorney James L. Carter, Jr. 129 North Main St., Salisbury, NC 28144

Brief description for the Index Lot 227 Gables at Kepley Farms

THIS DEED made this 4th day of October, 2010, by and between

GRANTOR	GRANTEE
<p>Jimmy M. Lefler, and wife,                      Jean K. Lefler                      229 River Birch Dr.                      Salisbury, NC 28146</p>	<p>Marcia Lefler Brown                      1205 Kent Dr.                      Lancaster, SC 29720</p> <p>Regina Lefler Cartner                      215 Belmont Ave.                      Greenville, SC 29601</p> <p>J. Neil Lefler                      320 Crescent Rd.                      Rockwell, NC 28138</p>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.q. 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 the remainder interest, in that certain lot or parcel of land situated in the City of Salisbury, Litaker Township, Rowan County, North Carolina and more particularly described as follows:

See attached Exhibit "A".

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

A map showing the above described property is recorded in Plat 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

- 1. All general consumer utility easements.
- 2. Subject to Restrictive Covenants recorded in Book 1044 Page 586 and Book 1047 Page 854.

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.

USE BLACK INK ONLY

\_\_\_\_\_  
(Corporate Name)

By \_\_\_\_\_

\_\_\_\_\_  
President

*Jimmy M. Lefler* (SEAL)  
Jimmy M. Lefler

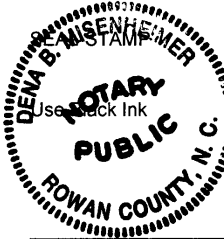
*Jean K. Lefler* (SEAL)  
Jean K. Lefler

ATTEST: \_\_\_\_\_

\_\_\_\_\_  
Secretary (Corporate Seal)

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)



NORTH CAROLINA, Rowan County.

I, a Notary Public of the County and State aforesaid, certify that Jimmy M. Lefler and Jean K. Lefler Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 4<sup>th</sup> day of October 2010.

My commission expires: 07-18-2014 *Dena B. Muehlenberg* Notary Public

SEAL-STAMP NORTH CAROLINA, \_\_\_\_\_ County.

I, a Notary Public of the County and State aforesaid, certify that \_\_\_\_\_

Use Black Ink \_\_\_\_\_ he is \_\_\_\_\_ Secretary of

\_\_\_\_\_ 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

\_\_\_\_\_ President, sealed with its corporate seal and attested by

as its \_\_\_\_\_ Secretary.

Witness my hand and official stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_

My commission expires: \_\_\_\_\_ Notary Public

**Exhibit "A"**

**BEING all of Lot No. 227 as shown on the final survey of the GABLES AT KEPLEY FARMS, PHASE 1B, prepared by Shulenburger Surveying Company, P.A. dated 07/14/05 and recorded 08/19/05 in Book of Maps 9995 at Page 5504, in the Rowan County Register of Deeds.  
The Grantors reserve life estate for themselves.**