

Excise Tax \$0.00 Recording Time, Book and Page

Parcel Number: 09009F0020033, 09009F0020032A
Verified by _____ County on the _____ day of _____, 20____

HOLD FOR BRINKLEY WALSER STONER, PLLC
Mail after recording to _____
This instrument was prepared by Ryan V. McNeill, Attorney at Law, P. O. Box 1657, Lexington, NC 27293

Brief Description for the index	Lot 33 and 32A, Tarawood, Section Two

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made the 19th day of March, 2015, by and between

GRANTOR	GRANTEE
Charles D. Duffey and wife Jilda J. Duffey 248 Periwinkle Lane Lexington, NC 27292	Charles D. Duffey and Jilda J. Duffey, Trustees under the Charles and Jilda Duffey Revocable Trust dated March <u>19</u>, 2015 248 Periwinkle Lane Lexington, NC 27292

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

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

This property includes the primary residence of the Grantor.
Subject to all deeds of trust.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 1256, Page 1516 and Deed Book 1467, Page 1131.

A map showing the above described property is recorded in Plat Book 16, Page 145.

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.

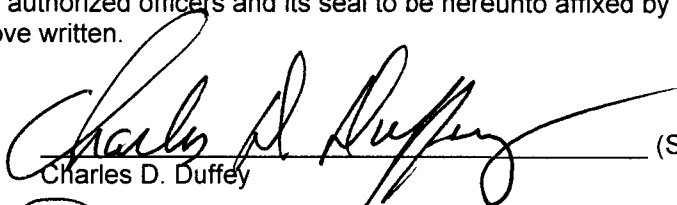
Title to the property hereinabove described is subject to the following exceptions:

All easements, rights-of-ways, restrictions, and reservations of record.

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.

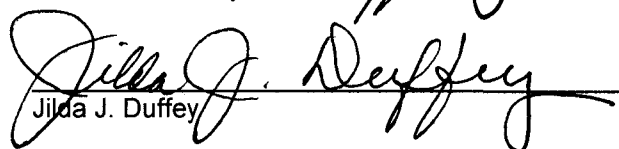
By: _____ (Corporate Name)

President


Charles D. Duffey (SEAL)

ATTEST: _____

Secretary
(Corporate Seal)


Jilda J. Duffey (SEAL)

NORTH CAROLINA, DAVIDSON COUNTY

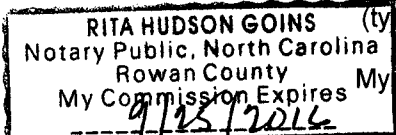
I certify that the following persons personally appeared before me this day, acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Charles D. Duffey and wife Jilda J. Duffey

Date: 3/19/2015



(Official signature of Notary Public)

Rita Hudson Goins, Notary Public
(typed or printed name)



My commission expires: 9/25/2016

SEAL-STAMP

EXHIBIT "A"**Tract One**

BEING Lot No. 33 of Tarawood, Section Two, according to the plat thereof which is duly recorded in the Office of the Register of Deeds for Davidson County, North Carolina in Plat Book 16, Page 145.

REFERENCE: Deed Book 1256, Page 1516.

Tract Two

BEGINNING at a point on the cul-de-sac of Periwinkle Lane; said point being the Northeastern corner of Charles D. Duffey's property as shown in Deed Book 1256, Page 1516, in the Office of the Register of Deeds for Davidson County, North Carolina; and running thence with the curve of Periwinkle Lane an arc distance of 15.79 feet and a radius of 30.00 feet with a chord bearing and distance of South 42° 00' 38" East 15.60 feet; thence South 46° 29' 50" West 239.92 feet to a point on High Rock Lake; thence North 61° 46' 06" West 33.75 feet to a point; thence North 77° 01' 10" West 83.23 feet to a point; thence North 62° 37' 32" East 309.02 feet to the point and place of BEGINNING and containing 0.324 acres more or less and being the Western portion of Lot 32, Section 2, Tarawood Subdivision, as shown on a map in Plat Book 16, Page 145 and as shown on attached survey by Michael D. Hodge L-3476, dated 9/18/03.

REFERENCE: Deed Book 1467, Page 1131.