

Filed
Date: July 29, 2011
Time: 11:42 AM Recording Fees
Book: 2261 \$22.00
Page: 19 Excise Tax
Danny R. Hester \$158.00
Register of Deeds
Lincoln County, NC
2261 0019 201106734 DEED



#22

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$158.00

Parcel Identifier No. 87031

Verified by _____ County on the _____ day of _____, 2011

By: _____

Mail/Box to: GRANTEE Attorney Wilford V. West IV

This instrument was prepared by: Rogers Townsend & Thomas, PC 2550 W. Tyvola Road Ste 520, Charlotte, NC 28217
PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH – NO LEGAL OPINIONS RENDERED

Brief description: LOT 7 POINTE WEST SUBDIVISION

THIS DEED made this _____ day of July 2011, by and between

GRANTOR	GRANTEE
PEOPLES BANK 518 WEST C STREET NEWTON, NC 28658	MICHAEL HOYLE a single man Mailing Address: 6052 Pointe West Lane Vale, NC 28168

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 tract or parcel of land lying and being in the Lincoln County, North Carolina and more particularly described as follows:

All and the full contents of Lot 7 of Pointe West Subdivision as so shown on a map thereof recorded Plat Book 14, Page 236, Lincoln County Public Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2212 at Page 987 of the Lincoln County Public Registry.

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

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

Easements and restrictions as of record may appear and 2011 real estate taxes; which the Grantee(s) 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.

PEOPLES BANK

By: Steven F. Cloninger

Its: 1st Vice President

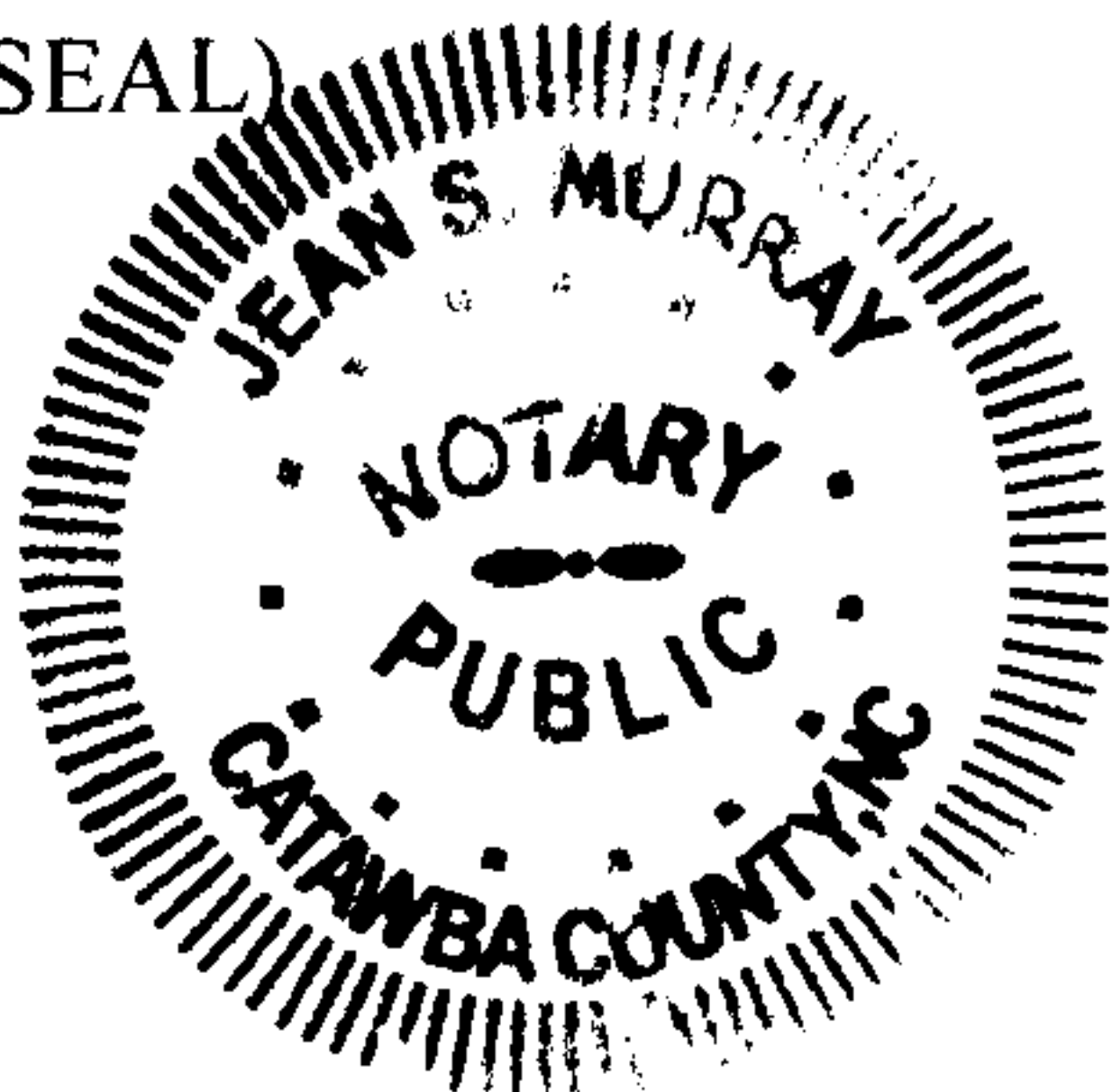
STATE NORTH CAROLINA

COUNTY OF CATAWBA

I, the undersigned Notary Public for the County and State aforesaid, do certify that Steven F. Cloninger, either being personally known to me or proven by satisfactory evidence (said evidence being a driver's license), personally came before me this day, and acknowledged that s/he is the 1st Vice President of PEOPLES BANK and that s/he as 1st Vice President, being authorized to do so, voluntarily signed the foregoing instrument on behalf of the corporation.

Witness my hand and official seal, this 12th day of July, 2011.

(SEAL)



Jean S. Murray
Notary Public

Jean S. Murray
Print or Typed Name of Notary
My Commission Expires: 5/20/12