

BK 2731 PG 1998 - 2000

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$158.00 No Title Opinion Rendered/No Closing Held
Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20__
By: _____

Mail/Box to: _____

This instrument was prepared by: Kathleen L. Vogel, Attorney 139A East Broad Street, Statesville, NC 28677

Brief description for the Index: +/- 5.403 Acres Furr Rd. Statesville, NC

THIS DEED made this 3rd day of September, 2020, by and between

GRANTOR	GRANTEE
MITCHELL PRIVETTE, single	BERNIE G. PARSONS and spouse, KAREN D. PARSONS
156 Furr Road Cleveland, NC 27013	143 Furr Road Cleveland, NC 27013

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 _____, Cool Spring Township, Iredell 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 Book 2730, page 1085.

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

A map showing the above described property is recorded in Plat Book _____ page _____.

Page 1 of 3

NC Bar Association Form No. 3 © Revised 7/2013
Printed by Agreement with the NC Bar Association

This standard form has been approved jointly by:
North Carolina Bar Association – NC Bar Form No. 3
North Carolina Association of Realtors, Inc. – Standard Form 3

R.O.T.C.

Page Count: 3
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EXHIBIT A

A portion of Iredell County PIN: 4785-63-7944.000

BEGINNING at an existing iron rod in the eastern line of the hereinafter described tract of land, said iron rod being the Southwest corner of Danny Reid Swicegood, now or formerly, said iron rod also being the Northwest corner of Joe Pearson Cashion, now or formerly, thence along Joe Pearson Cashion's western property line South 07° 30' 00" West 40.00 feet to a new iron rod set; thence South 07° 30' 00" West 152.50 feet to a new iron rod set; thence North 84° 18' 20" West 386.93 feet to a new iron rod set in the western margin of Furr Road; thence along the western margin of Furr Road North 05° 44' 00" East 142.00 feet to an existing iron rod, thence along the western margin of Furr Road North 05° 44' 00" East 460.00 feet to an existing iron rod, the Southwest corner of Yates B. Hager, now or formerly; thence South 84° 15' 28" East 390.52 feet to an existing iron rod, said iron rod being in the western line of Danny Reid Swicegood; thence South 05° 24' 23" West 409.27 feet to an existing iron rod, the point and place of **BEGINNING**, containing 5.403 acres, more or less, as shown on a survey dated January 16, 2020 and drawn by Dale B. Hildebrand, NC PLS L-2861.

For back title see Deed Book 534, page 39, Iredell County Registry and Deed Book 2730, page 1085, Iredell County Registry; see also Estate File No. 13 E 964, in the Office of the Clerk of Court for Iredell County.

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:

1. Any and all Easements, Rights of Way, and Restrictions of Record.
2. Any and all Zoning and Planning Ordinances.

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

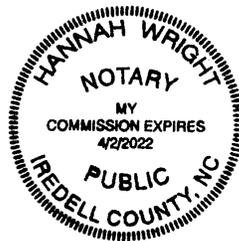
Mitchell Privette (SEAL)
MITCHELL PRIVETTE, single

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 MITCHELL PRIVETTE 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 3rd day of September, 2020.

My Commission Expires: 4/2/22

(Affix Seal)



Hannah Wright
HANNAH WRIGHT, Notary Public

Excise Tax: \$00.00

Recording Information

**This Deed was prepared by: Tamara A. Fleming, a licensed North Carolina attorney.
Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.**

**Mail to: Grantees @ 143 Furr Rd., Cleveland, NC 27013
Property Address: 143 Furr Rd., Cleveland, NC 27013
Tax Parcel: 4785-64-3125.00**

WARRANTY DEED

THIS DEED made this 24 day of May, 2022, by and between **Steven C. Parsons & wife, Amy Parsons (½ undivided interest) (Grantor Address: 6685 Five Forks Rd., Louisa, KY 41230) and Bernie Glenn Parsons (½ undivided interest) (Grantee Address: 143 Furr Rd, Cleveland, NC 27013)**; hereinafter referred to as the GRANTORS, to **Bernie Glenn Parsons & wife, Karen Dawn Parsons (Grantee Address: 143 Furr Rd., Cleveland, NC 27013)**; hereinafter referred to as the GRANTEES;

WITNESSETH:

THE GRANTORS, for valuable consideration paid by the GRANTEES, receipt of which is acknowledged, have and by these presents do convey unto the GRANTEES as tenants by the entireties in fee simple all of land situated (the "property") in Cool Springs Township, Iredell County, North Carolina, and more particularly described on attached "**Exhibit A.**"

TO HAVE AND TO HOLD the property and all privileges and appurtenances thereto belonging to the GRANTEES in fee simple.

THE GRANTORS COVENANT with the GRANTEES, that the GRANTORS are seized of the property in fee simple, have the right to convey the property in fee simple, that title is marketable and free and clear of all encumbrances and that the GRANTORS will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property is subject to the following exceptions:

Easements and restrictions of record.

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

The terms GRANTORS and GRANTEEES as used herein include the masculine and the feminine, the singular and the plural, as the context requires, and the heirs, successors, and assigns of the parties hereto.

IN WITNESS WHEREOF, the GRANTOR _____ : has executed the foregoing the day and year first above written.

GRANTORS:

Steven Parsons (SEAL)
Steven C. Parsons

Amy Parsons (SEAL)
Amy Parsons

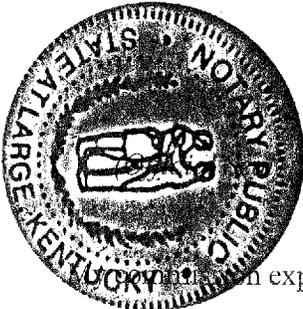
STATE OF Kentucky

COUNTY OF Lawrence

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated:

Steven C. Parsons & Amy Parsons

This 24th day of May, 2022.



Chris Jabe
Official Signature of Notary Public #614125

Chris Jabe
Notary's printed or typed name, Notary Public

Commission expires: 01-05-2023

IN WITNESS WHEREOF, the GRANTOR has executed the foregoing the day and year first above written.

GRANTORS:



Bernie Glenn Parsons (SEAL)

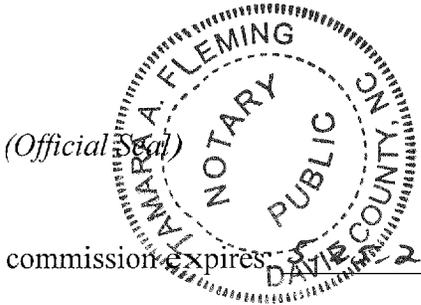
STATE OF NORTH CAROLINA

COUNTY OF DAVIE

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated:

Bernie Glenn Parsons

This 7 day of June, 2022.





Official Signature of Notary Public

Tamara A. Fleming

Notary's printed or typed name, Notary Public

My commission expires: 2025

EXHIBIT "A"

BEING all of Lots 1 and 2 of a revision of a Minor Subdivision for Yates B. Hager as the same is platted, planned and recorded in Plat Book 56 at Page 10 of the Iredell County Registry and being more particularly described as follows:

BEGINNING at an existing iron pin located in the western right of way margin of SR 2528 (Furr Road), a common corner of Jessie Monroe Riggs (Deed Book 705, Page 368, Iredell County Registry) and Yates B. Hager (now or formerly) (Deed book 483, Page 122, Iredell County Registry), said point also being located North 03-34-05 East 802.52 feet of a p.k. nail in the centerline of SR 2305; AND RUNNING THENCE FROM SAID BEGINNING POINT, North 83-48-22 West 399.88 feet to an existing iron pin in the line of Yates Hager (now or formerly); thence a new line of Hager, North 05-45-39 East 250.00 feet to an iron pin set in the line of Hager; thence another new line of Hager, South 83-48-22 East 399.88 feet to an iron pin set in the western right of way margin of SR 2528 (Furr Road); thence with the western right of way margin of SR 2528 (Furr Road), South 05-45-39 West 250.00 feet to the point and place of BEGINNING.

Property Address: 143 Furr Road, Cleveland, NC 27013

Parcel ID: 4785-64-3125.000

