

Type: DEED  
Recorded: 11/20/2020 2:28:07 PM  
Fee Amt: \$276.00 Page 1 of 3  
Revenue Tax: \$250.00  
Alexander, NC  
Scott H. Hines Register of Deeds  
File#

BK 633 PG 993 - 995

ALEXANDER COUNTY TAX COLLECTOR  
11/20/2020  
NO DELINQUENT TAXES

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$250.00

Parcel Identifier No. Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Wilson Ramey & Fennell, PLLC, 305 4th St SW, Hickory, NC 28602

This instrument was prepared by: Mike Wilson II, Attorney

Brief description for the Index: \_\_\_\_\_  
File #: 1907-20

THIS DEED made this 20th day of November, 2020, by and between

| GRANTOR                                                                                                                             | GRANTEE                                                                                                                            |
|-------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>EVAN GEORG BORDASH AND WIFE,<br/>ELIZABETH STOW BORDASH</b></p> <p><b>4635 16TH STREET PLACE NE<br/>HICKORY, NC 28601</b></p> | <p><b>JOHN L. MARTINO JR. AND WIFE,<br/>TONIA K. MARTINO</b></p> <p><b>40 CANDLEWICK COVE DRIVE<br/>TAYLORSVILLE, NC 28681</b></p> |

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 Alexander County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A".

The property was acquired by Grantor by instrument recorded in Book.576 , Page 1950.

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

A map showing the above described property is recorded in Plat Book 5, Page 80.

Wilson Ramey & Fennell, PLLC/Revised 2017

Submitted electronically by "Wilson Ramey & Fennell, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Alexander County Register of Deeds.

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:

Easements, restrictions, rights-of-way of record and to the current year's ad valorem taxes.

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

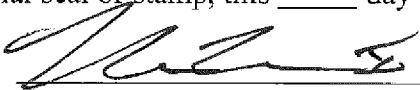
  
\_\_\_\_\_(SEAL)  
EVAN GEORG BORDASH

  
\_\_\_\_\_(SEAL)  
ELIZABETH STOW BORDASH

NORTH CAROLINA, CATAWBA COUNTY.

I, the undersigned notary public, certify as follows: (1) that EVAN GEORG BORDASH AND WIFE, ELIZABETH STOW BORDASH personally appeared before me this day; (2) that he or she acknowledged that they voluntarily signed the foregoing document; (3) that he or she acknowledged that they so signed for the purposes stated therein; and (4) I further certify that I have either (i) personal knowledge or (ii) satisfactory evidence of his or her identity. Witness my hand and official seal or stamp, this 2<sup>nd</sup> day of March, 2020.

Michael G. Wilson II  
NOTARY PUBLIC  
Lincoln County  
North Carolina  
My Commission Expires May 8, 2024

  
\_\_\_\_\_  
Michael G. Wilson II, Notary Public

My commission expires: 05/08/2024

**EXHIBIT "A"**

Being all of Lot No. 4 of Candlewick Cove Subdivision, as shown on that plat of the same recorded in Plat Book 5 at Page 80 in the Office of the Register of Deeds for Alexander County, North Carolina, to which said plat reference is hereby made for greater certainty of description.

The above described property is conveyed subject to those certain Restrictive Covenants recorded in Book 299 at Page 690 and in Book 315 at Page 434, Alexander County Registry.

Property Address: 40 Candlewick Cove Drive, Taylorsville, NC 28681

Parcel ID: 0021977

PIN: 3736136517