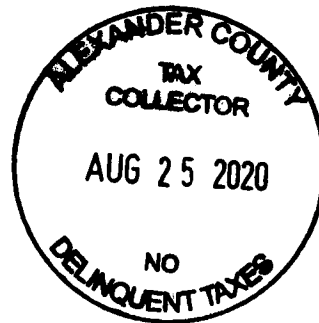


Type: DEED
Recorded: 8/25/2020 3:31:05 PM
Fee Amt: \$196.00 Page 1 of 3
Revenue Tax: \$170.00
Alexander, NC
Scott H. Hines Register of Deeds
File#



BK 630 PG 102 - 104

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: ^{INTD}
170.00

Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 2020
By: _____

Mail/Box to: _____
This instrument was prepared by: Mark T. Davis, Attorney, P.O. Box 1087, Taylorsville, NC 28681
Brief description for the Index: _____

THIS DEED made this 25 day of Aug, 2020, by and between:

Grantor: Christopher Sullivan and wife, Dawn Sullivan
Address: _____

Grantee: Mark Widener and wife, Rebecca Widener
Address: 1840 Pleasant Hill Church Road
Taylorsville NC 28681

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 the City of _____, Sugar Loaf Township, Alexander County, North Carolina and more particularly described as follows:

For complete description see Exhibit "A" attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 374 at Page 0076.

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

A map showing the above described property is recorded in Plat Book _____ at 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, other than the following exceptions:

All matters of record.

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

Christopher Sullivan (SEAL)
Christopher Sullivan

Dawn Sullivan (SEAL)
Dawn Sullivan

STATE OF NORTH CAROLINA

COUNTY OF ALEXANDER

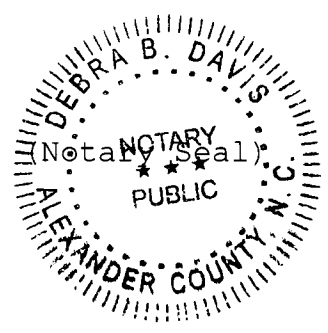
I, Debra B. Davis, the undersigned Notary Public of the County and State aforesaid, certify that Christopher Sullivan and wife, Dawn Sullivan, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal, this the 25th day of August, 2020.

Debra B. Davis
Notary Public

Printed Name: Debra B. Davis

My Commission Expires: 8-16-2024



Mark Widener/Deed

EXHIBIT "A"

A certain tract or parcel of land containing 2.00 acres, lying in Sugar Loaf Township, Alexander County, NC and being more particularly described as follows:

BEGINNING on a 5/8-inch rebar in the South side of SR 1429, said rebar being located North 69 degrees 16 minutes 32 seconds West 967.04 from U.S. Government #70 ATA 1951; thence leaving the road South 05 degrees 43 minutes 20 seconds West 425.09 feet to a 5/8-inch rebar; thence North 84 degrees 16 minutes 25 seconds West 174.53 feet to a 5/8-inch rebar in J.D. Kerley's line; thence North 00 degrees 55 minutes 34 seconds East passing through an axle at 430.00 feet a total of 453.89 feet to a point in the center of SR 1429; thence South 83 degrees 34 minutes 27 seconds East 212.50 feet to a point in said road; thence South 05 degrees 43 minutes 23 seconds West 24.61 feet to the point of BEGINNING, containing 2.00 acres, by coordinate computation less road right of way. Actual field survey done under the direction and supervision of Richard C. Current, Reg. No. L756.

FOR BACK TITLE see deed recorded in Book 374 at Page 0076 of the Alexander County Registry.

THERE IS ALSO CONVEYED HERewith A 1979 Connor double wide manufactured home, Serial Numbers CHCNNC4024N3DWCBC20452A & CHCNNC4024N3DWCBC20452B, for which title has previously been cancelled to real estate per DMV records and a Declaration of Intent is recorded in Book 630 at Page 99 of the Alexander County Registry.

Mark Widener/Exhibit A