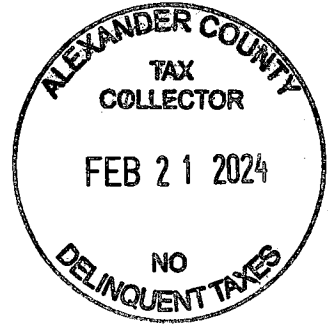


Type: DEED
Recorded: 2/21/2024 4:34:34 PM
Fee Amt: \$30.00 Page 1 of 3
Revenue Tax: \$4.00
Alexander, NC
Scott H. Hines Register of Deeds
File#



BK 669 PG 727 - 729

NORTH CAROLINA GENERAL WARRANTY DEED

*Ret
him*

Excise Tax: \$4.00

Parcel Identifier No. 3787-98-9558 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Vanderbloemen, Fleischer & White, PLLC, 214 Ridge Street, NW, Lenoir, NC 28645

This instrument was prepared by: Vanderbloemen, Fleischer & White, PLLC, 214 Ridge Street, NW, Lenoir, NC 28645

THIS DEED made this 20th day of February, 2024, by and between

GRANTOR	GRANTEE
Gladys F. Sharpe, widow	Gladys F. Sharpe, widow, a 99% interest; and Chad Sharpe 1% interest; as joint tenants with a right of survivorship
	Subject to a life estate reserved by the Grantor,
	111 Pinecrest Court Taylorsville, NC 28681

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, **subject to a life estate reserved herein for the natural lives of Grantors, or the survivor of them**, all that certain lot or parcel of land situated in the City of _____, _____ Township, Alexander County, North Carolina and more particularly described as follows:

See attached Exhibit "A" incorporated by reference as if fully set out herein.

The property hereinabove described was acquired by Grantors by instrument recorded in Book _____, Page _____.

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 _____ Page _____.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges an 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: **Subject to a life estate reserved herein for the natural lives of Grantors,, or the survivor of them.**

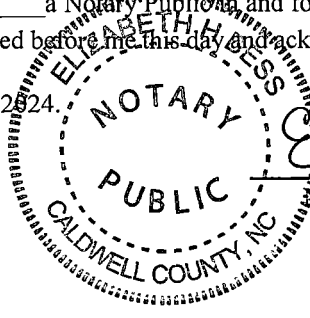
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

X _____ (SEAL)
Gladys F. Sharpe by her mark

STATE OF NORTH CAROLINA, COUNTY OF Caldwell

I, Elizabeth H. Bess a Notary Public in and for Caldwell County, North Carolina, do hereby certify Gladys F. Sharpe, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

This the 20 day of February, 2024.



Elizabeth H. Bess
Notary Public

My Commission Expires: 8-11-2028

EXHIBIT A

BEGINNING at a point in the center of the railroad, indicated by a spike on the North side of the railroad, and runs as the center of said railroad, South 45° East 100 feet to a point in the center of the railroad, indicated by a spike on the North side of said railroad; thence North 50° East 421 feet to a spike in the old line; thence with said line, South 57° West 317 feet to the BEGINNING, containing 0.73 of an acre, more or less.

FOR BACK TITLE reference is made to Deed from Clifford W. Warren and wife, Lucille C. Warren, to the Grantors herein, dated May 22, 1979, and recorded in Book 93, page 27, of the Alexander County Registry.

Also known as 7855 NC Hwy 90 E, Stony Point, NC 28678
PIN: 3787-98-9558

Back Deed Reference: Book 231 Page 919 in Alexander County Registry.

The draftsman of this instrument has not checked the title to the above described property and makes no certification as to title, and was not responsible for closing a sale of the property.