

42139

NORTH CAROLINA GENERAL WARRANTY DEED

No title opinion rendered unless stated on separate written certificate.

CABARRUS COUNTY
FILED
12/05/2005 3:07 PM
LINDA F. MCABEE
Register Of Deeds
By. [Signature] Deputy/Asst.
EXCISE TAX \$2.00

Excise Tax \$2.00

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. P/O 5640-50-2331
Verified by _____ County on the _____ day of _____
by _____

Mail after recording to Grantee: Billy J. Corzine, 912 Gassier Drive, Concord, North Carolina 28027

This instrument was prepared by Steve L. Medlin, MEDLIN & MEDLIN, P.A., 43 Union Street South, Concord, NC 28025

Brief description for the Index

TRACT ONE - TRACY N. BROWN
PROPERTY

THIS DEED made this 5th day of December, 2005, by and between

GRANTOR

GRANTEE

PEARL INEZ BROWN
(unmarried)

BILLY J. CORZINE

912 Gassier Drive
Concord, North Carolina 28027

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.q. 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 her right, title and interest in that certain lot or parcel of land situated in the City of _____, No. Eleven (11) Township, Cabarrus County, North Carolina and more particularly described as follows:

BEING all of Tract One (1) of the Tracy N. Brown property, said plat being recorded in Map Book 47, Page 99 and being a 14.4 acre tract, more or less as shown on said Map which is hereby incorporated by reference.

For back title reference see Book 6400, Page 276, Cabarrus County Registry.

The property herein above described was acquired by Grantor by instrument recorded in _____

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 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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

USE BLACK INK ONLY

(Corporate Name) PEARL INEZ BROWN (unmarried) (SEAL)

By: _____ (SEAL)

President

ATTEST: _____ (SEAL)

Secretary (Corporate Seal) _____ (SEAL)

Pearl Inez Brown

SEAL - STANLY COUNTY
Use Black Ink OFFICIAL SEAL
Notary Public - North Carolina
STANLY COUNTY
REBECCA B. MOSS
NORTH CAROLINA, Cabarrus County.
I, a Notary Public of Stanly County and State aforesaid, certify that
Pearl Inez Brown (unmarried) _____ Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing
instrument. Witness my hand and official stamp or seal, this 5th day of December,
2005.

My commission expires: July 27, 2009 *Rebecca B. Moss* Notary Public

SEAL - STANLY COUNTY
Use Black Ink NORTH CAROLINA, _____ County.
I, a Notary Public of the County and State aforesaid, certify that
personally came before me this day and acknowledged that _____ he is _____ Secretary of
_____ a North Carolina corporation, and that by authority
duly given and as the act of the corporation, the foregoing instrument was signed in its name by
_____ President, sealed with its corporate seal and attested by
_____ as its _____ Secretary.

Witness my hand and official stamp or seal, this _____ day of _____.

My commission expires: _____ Notary Public

The foregoing Certificate(s) of _____

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on first page hereof.

REGISTER OF DEEDS FOR _____ COUNTY

By _____ Deputy/Assistant - Register of Deeds