

NORTH CAROLINA GENERAL WARRANTY DEED

NO TITLE OPINION RENDERED

Excise Tax: \$126.00

Parcel Identifier No. See Exhibit A Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Benbow, Davidson & Martin, P.C., 309 Davie Avenue, Statesville, NC 28677

This instrument was prepared by: Luke S. Martin, Attorney at Law

Brief description for the Index: 9 Lots

THIS DEED made this 17th day of October, 2024, by and between

GRANTOR	GRANTEE
Michael Rufus Harris, single PO Box 1341 Statesville, NC 28687	Hughey Capital, LLC, <u>a TX LLC</u> 12744 County Road 577 Anna, TX 75409

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, all that certain lot, parcel of land or condominium unit situated in the Statesville Inside Township, Iredell County, North Carolina and more particularly described as follows:

See Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2606 page 2020.

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

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:

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

(Entity Name)

Michael Rufus Harris (SEAL)

Print/Type Name: Michael Rufus Harris

By: _____

Print/Type Name & Title: _____

Print/Type Name: _____ (SEAL)

By: _____

Print/Type Name & Title: _____

Print/Type Name: _____ (SEAL)

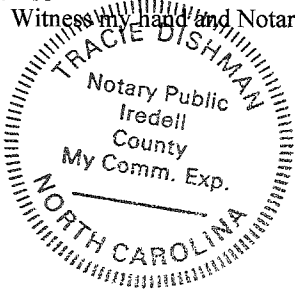
By: _____

Print/Type Name & Title: _____

Print/Type Name: _____ (SEAL)

State of NC - County or City of Iredell
I, the undersigned Notary Public of the County or City of Iredell and State aforesaid, certify that Michael Rufus Harris 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 18 day of October, 2024.

My Commission Expires: Dec 9, 2026
(Affix Seal)



Tracie Dishman

Notary Public

Tracie Dishman

Notary's Printed or Typed Name

Exhibit "A"

Lying and being in Statesville Inside Township, Iredell County, North Carolina and being more particularly described as follows:

Tract One: Parcel # 4733-76-3002.000; 4733-76-2002.000; 4733-76-76-1002.00; 4733-66-9083.000

Being all of Lots Numbers One (1), through Seventeen (17) (inclusive) in Block J of "WASHINGTON FOREST DEVELOPMENT," near Statesville, North Carolina, as the same is platted and planned on a general map of said Subdivision made by G Sam Rowe, Civil Engineer, on October 10, 1955, and recorded in Plat Book 5, at Page 69 in the Iredell County Registry to which recorded map reference is hereby made for a full and complete description of said Lots, and being a portion of the property conveyed to Turner-Smawley Realty Company, Inc. by deed of Elon Smawley (unmarried), dated October 8, 1955, and recorded in Deed Book 266, at Page 169 in the Iredell County Registry. For back title see Deed Book 780, Page 232, Iredell County Registry.

This conveyance is made subject to all utility and highway right of way easements and also subject to applicable zoning ordinances.

This conveyance is also made subject to those certain restrictions set out in Deed Book 780, Page 232, Iredell County Registry.

Tract Two: Parcel # 4733-65-9887.000; 4733-75-1807.000; 4733-75-1887.000; 4733-75-2887.000

Being all of Lots Numbers Eighteen (18) through Thirty-Four (34), inclusive, Block J, of WASHINGTON FORREST DEVELOPMENT, Statesville, N.C., according to a plat of survey by C. Sam Rowe, C.E., dated October 10, 1955, and recorded in Plat Book 5, Page 69, Iredell County Registry. For back title see Deed Book 763, Page 19, Iredell County Registry.

This conveyance is made subject to the rights of way of the State Highway Commission for highway purposes, easements for public utilities and zoning ordinances.

This conveyance is also made subject to those certain restrictions set out in Deed Book 763, Page 19, Iredell County Registry.

Tract Three: Parcel # 4733-75-3518.000

BEGINNING at an iron stake in the southern line of Lincoln Avenue, the northwest corner of Joseph T. Clyburn property and running thence with the northern margin of Lincoln Avenue North 74° 10' West 42.28 feet to an iron pin; thence again with the northern margin of Lincoln Avenue South 88° 43' 28" West 747.37 feet to an iron pin; thence South 01° 27' 47" West 200.0 feet to an iron pin; thence North 88° 43' 28" East 755.61 feet to an iron pin; thence North 11° 16' 57" East 191.92 feet to the place of Beginning. For back title see Deed Book 763, Page 23, Iredell County Registry.

Tract Four:

BEGINNING at a point in the center line of Wallace Springs Road, the southeast corner of the tract conveyed to Joseph T. Clyburn and running thence with the southern line of Joseph T. Clyburn, South 88° 43' 28" West 225.3 feet to an iron pin, a new corner and the southeast corner of the tract conveyed to Rufus Harris, et al; and running thence with the southern line of said Rufus Harris property, South 88° 43' 28" West 755.61 feet to an iron pin, Rufus Harris' new southwest corner; thence a new line South 01° 27' 47" West 100 feet to an iron pin; thence another new line, North 88° 43' 28" East 986.32 feet to a point in the center line of Wallace Springs Road; thence with the center line of Wallace Springs Road the following three (3) calls and distances: North 09° 19' 22" East 14.48 feet, North 13° 21' 15" East 52.46 feet, North 19° 49' 38" West 37.41 feet to the place of BEGINNING, according to a plat of survey by Kestler Surveying, Inc., dated February 11, 1998.