

MAP	S/M	PAR	S/P	U/IN	L/IN	C/C	PART	INT
132		001						23

Rowan County Assessor's Office

Type: CONSOLIDATED REAL PROPERTY

Recorded: 7/21/2023 2:55:00 PM

Fee Amt: \$656.00 Page 1 of 7

Revenue Tax: \$630.00

Rowan, NC

J. E. Brindle Register of Deeds

BK 1426 PG 826

This instrument prepared by, Knipp Law Office, PLLC, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceedings.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$630.00 Parcel Identifier No. 132 001 Verified by _____ County on the ____ day of _____, 20____

By: _____

Mail/Box to: Knipp Law Office, PLLC, 8410 Pit Stop Court, Suite 160, Concord, NC 28027

This instrument was prepared by: Knipp Law Office, PLLC, 8410 Pit Stop Court, Suite 160, Concord, NC 28027

Brief description for the Index: Metes & Bounds, 1245 Cannon Farm Road, China Grove, NC 28023

Title Company: Master Title Agency, LLC

THIS DEED made this 21 day of July, 2023, by and between

GRANTOR

Steven W. London, Trustee for The London Family Trust
dated March 31, 2005
1486 Oakwood Avenue
Kannapolis, NC 28081

GRANTEE

Matthew Edwards and spouse, Keeley B. Edwards
1245 Cannon Farm Road
China Grove, NC 28023

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 situate in the City of China Grove, Rowan County, North Carolina and more particularly described as follows:

See attached Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1034 page 46.

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

A map showing the above described property is recorded in Plat Book ____ Page ____.

Submitted electronically by "Knipp Law Office, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Rowan County Register of Deeds.

NC-23-01809

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:

APPLICABLE ZONING.

ANY EASEMENTS AND RIGHTS OF WAY FOR SERVICE LINES, ROADS AND UTILITIES AS MAY BORDER OR CROSS THE PROPERTY, INCLUDING THE SUBDIVISION STREETS AS SHOWN ON RECORDED PLAT.

ANY EASEMENTS RESERVED IN THE RESTRICTIVE COVENANTS, INCLUDING HOMEOWNERS ASSOCIATION PROVISIONS.

APPLICABLE RESTRICTIVE COVENANTS OF RECORD AND STREET ASSESSMENTS.

2023 REAL PROPERTY TAXES.

Title to the property hereinabove described is hereby conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of ways and easements properly of record, if any and current year ad valorem taxes.

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

The London Family Trust dated March 31, 2005

(Entity Name)

By: 

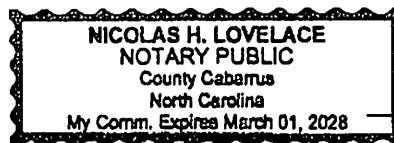
Name & Title: Steven W. London, Trustee

State of North Carolina - County of Cabarrus

I, the undersigned Notary Public of the County and State aforesaid, certify that Steven W. London, personally appeared before me this day and acknowledged that he is the Trustee of The London Family Trust dated March 31, 2005, and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal, this 21 day of July, 2023

My Commission Expires: 3-1-28




Notary Public