

MAP	S/M	PAR	S/P	U/IN	L/IN	C/C	PART	INT
133	A	047	03					33

Rowan County Assessor's Office

Type: CONSOLIDATED REAL PROPERTY  
 Recorded: 7/27/2023 3:09:02 PM  
 Fee Amt: \$26.00 Page 1 of 4  
 Revenue Tax: \$0.00  
 Rowan, NC  
 J. E. Brindle Register of Deeds

**BK 1427 PG 154**

Exhibit C

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Parcel: 133A04703

Revenue Stamps: \$0.00

General description for the index: 2881 N Cannon Blvd, Kannapolis, NC 28083

This instrument was prepared by: Moretz Law Group, P.A. (ZMM)

**THIS INSTRUMENT PREPARED BY MORETZ LAW GROUP, PA, A LICENSED NORTH CAROLINA LAW FIRM. DELINQUENT TAXES, IF ANY, TO BE PAID BY THE CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF CLOSING PROCEEDS.**

STATE OF NORTH CAROLINA  
 COUNTY OF ROWAN

THIS SPECIAL WARRANTY DEED is made and entered into this the 25 day of July, 2023, by and between **Edward H. McAfee and wife, Patra McAfee**, Grantor, whose address is 341 Beckwick Lane, Concord, NC 28025; and **MAC N POPS, LLC**, a North Carolina limited liability company, Grantee, whose address is 341 Beckwick Lane, Concord, NC 28025.

WITNESSETH:

That the Grantor in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations paid to the Grantor by the Grantee, the receipt and sufficiency of which hereby are acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, said party's successors and assigns, the following described property to wit:

**SEE ATTACHED EXHIBIT A.** This instrument prepared by, Moretz Law Group, P.A, 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.

Submitted electronically by "Moretz Law Group, P.A." in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Rowan County Register of Deeds.

TO HAVE AND TO HOLD said property and all privileges and appurtenances thereunto belonging to the Grantee, said party's successors and assigns, forever.

And the Grantor covenants that said party has done nothing to affect such title to the aforesaid property as was received by said party and, except for and subject to the matters set forth herein, agrees to warrant and defend the title to said property against the lawful claims of all persons claiming by, through or under said party, but no further, other than the following exceptions:

Any and all valid covenants, conditions, easements, rights of way and restrictions of record, ad valorem taxes for the current year.

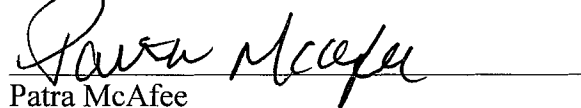
The property hereinabove described was acquired by Grantor by instrument recorded in **Deed Book 1391, Page 308.**

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

IN TESTIMONY WHEREOF, the Grantor has caused this instrument to be executed in such form as to be binding, this the day and year first above written.



Edward H. McAfee

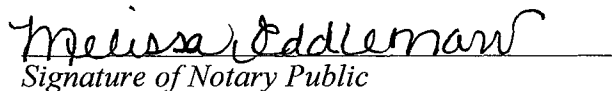


Patra McAfee

STATE OF NORTH CAROLINA  
COUNTY OF CABARRUS

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document for the purpose stated therein, in the capacity indicated therein: **Edward H. McAfee**

Date: 7/25/23

  
Signature of Notary Public

(Affix notary seal)



Melissa Eddleman  
Notary's printed or typed name  
My commission expires: 9-19-25

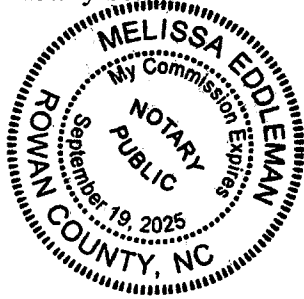
STATE OF NORTH CAROLINA  
COUNTY OF CABARRUS

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document for the purpose stated therein, in the capacity indicated therein: **Patra McAfee**

Date: 7/25/23

Melissa Eddleman  
Signature of Notary Public

(Affix notary seal)



Melissa Eddleman  
Notary's printed or typed name  
My commission expires: 9-19-25

## EXHIBIT A

BEGINNING at a set iron pin in the line of North Cannon Boulevard (U.S. Highway 29 and 610), and in the common corner of Hickory Street public maintenance right of way and Brown Brothers Construction of Kannapolis, Inc. (DB 847, PG 177); thence with Brown Brothers two (2) lines as follows: (1) North 21 degrees 46 minutes 54 seconds West 26.09 feet to a mag nail; thence (2) North 57 degrees 49 minutes 58 seconds West 268.44 feet to a set iron pin in the line of Hickory Street and in the corner of Jeanette C. Brown (DB 835, PG 995); thence with Brown two (2) lines as follows: (1) North 65 degrees 30 minutes 41 seconds East 158.16 feet to an existing axle; thence (2) North 21 degrees 46 minutes 54 seconds West 134.87 feet (passing a bent 2" pipe at 77.66 feet which is also the common corner of Brown and Kit A Caldwell [DB 1137, PG 994]), to a #5 rebar in the line of Caldwell and in the corner of South Upright Street; thence with the line of Upright Street North 34 degrees 20 minutes 00 seconds East 169.39 feet to a set iron pin in the line of Upright Street and in the line of Vicki Lumsden (DB 1168, PG 425); thence with Lumsden South 56 degrees 48 minutes 18 seconds East 308.89 feet (passing a pk nail at 4.76 feet), to a set iron pin in the corner of Lumsden and in the line of North Cannon Boulevard ( US Highway 29 and 601); thence with the line of North Cannon Boulevard South 32 degrees 41 minutes 38 seconds West 390.60 feet (passing an existing axle at 200.01 feet) to the point and place of BEGINNING, containing 2.414 acres, more or less, as shown on a survey prepared for Jeanette C. Brown and Brown Brothers Construction of Kannapolis, Inc., dated December 15, 2011, by Land Development Services.

**LESS AND EXCEPT that .0935 acres conveyed to D.E. Moore Family Properties, LLC from Brown Brothers Construction Company in Deed Book 1216, Page 547 and more particularly described as follows:**

BEGINNING at a set iron pin in the line of North Cannon Boulevard (U.S. Highway 29 and 601 and in the common corner of Hickory Street public maintenance right of way and Brown Brothers Construction of Kannapolis, Inc. (DB 847, PG 177); thence with Brown Brothers two (2) lines as follows: (1) North 21 degrees 46 minutes 54 seconds West 26.09 feet to a mag nail; thence (2) North 57 degrees 49 minutes 58 seconds West 268.44 feet to a set iron pin in the line of Hickory Street and in the corner of Jeanette C. Brown (DB 835, PG 995); thence with Brown North 65 degrees 30 minutes 41 seconds East 158.16 feet to an existing axle in the common corner of Jeanette C. Brown (DB 835, PG 995), Brown Brothers Construction, and Jeanette Caldwell Brown (DB 460, PG 49; and DB 476, PG 337); thence six (6) new lines with Jeanette Brown (DB 460, PG 49 and DB 476, PG 337) and Brown Brothers Construction as follows: (1) North 76 degrees 07 minutes 59 seconds East 31.74 feet to a set iron pin; thence (2) South 79 degrees 42 minutes 30 seconds East 22.34 feet to a point; thence (3) South 79 degrees 42 minutes 30 seconds East 37.15 feet to a point; thence (4) South 79 degrees 42 minutes 30 seconds East 21.71 feet to a set iron pin; thence (5) South 49 degrees 43 minutes 53 seconds East 66.53 feet to a point; thence (6) South 49 degrees 43 minutes 53 seconds East 41.47 feet to an existing axle in the corner of Jeanette Caldwell Brown (DB 460, PG 49 and DB 476, PG 337) and in the line of North Cannon Boulevard; thence with the line of North Cannon Boulevard South 32 degrees 41 minutes 38 seconds West 185.36 feet to the point and place of BEGINNING, containing 0.935 acres, more or less, as shown on a survey prepared for Jeanette C. Brown and Brown Brothers Construction of Kannapolis, Inc., by Land Development Services, dated December 15, 2011.