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Recorded: 12/07/2006 at 01:45:58 PM
Fee Amt: \$70.00 Page 1 of 3
Excise Tax: \$50.00
Iredell County, NC
Brenda D. Bell Register of Deeds
BK 1807 PG 301-303

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NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 50.00

Mail Box to: Grantee

This instrument was prepared by: Alexander Mendaloff, III

Brief description for the Index: Lot 26 and Portion of Lot 25, SPRING SHORE

THIS DEED, Made this 7th day of December, 2006, by and between **BEN A. DANIELS, unmarried**, Grantor, and **ROBERT A. MARTIN and MICAL A. MARTIN, as Tenants in Common**, Grantee, whose address is: P. O. Box 667, Rutherfordton, NC 28139

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 or parcel of land situated in Fallstown Township, Iredell County, North Carolina, and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO.

And, being the identical property conveyed to Grantor by quitclaim deed from Sherry C. Daniels, dated January 6, 2006, and recorded in Book 1735, page 818, Iredell County Registry.

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: Subject to such easements, rights of way, restrictions, ordinances and environmental matters as may exist on, over, and under said property; Subject to 2006 ad valorem taxes which are to be prorated as of this date; Subject to any matters that may be revealed by a recent and accurate survey.

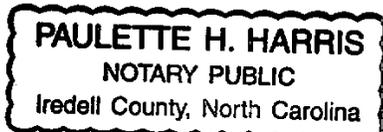
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

 (SEAL)
Ben A. Daniels

NORTH CAROLINA – IREDELL COUNTY

I, Paulette H. Harris, a Notary Public of the State and County aforesaid, certify that Ben A. Daniels, Grantor, personally appeared before me this date, and being known to me or proven to me by satisfactory evidence to be the person whose name is signed on the foregoing instrument, acknowledged to me that he signed same for its stated purpose.

Witness my hand and official seal, this 7th day of December, 2006.



My commission expires: 09/20/2010

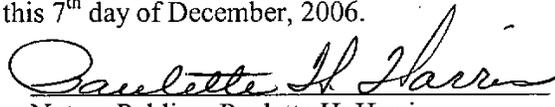

Notary Public – Paulette H. Harris

EXHIBIT A

TRACT I: BEING all of Lot No. 26 of SPRING SHORE DEVELOPMENT, as same is platted, planned, and recorded in Plat Book 11, pages 3, 3A, and 3B, records of Iredell County, North Carolina.

TRACT II: BEGINNING at a point on the Southern margin of Spring Shore Drive, said point being the common corner of Lots Nos. 25 and 26 of the "Spring Shore" Subdivision as platted, planned, and recorded in Plat Book 11, at Pages 3 and 3A, Iredell County Registry, and running thence with the common dividing line between Lots Nos. 25 and 26, South 43 deg. 51 min. East 169.55 feet to a point, said point being the common corner of Lots Nos. 25 and 26; thence running with the Southern margin of Lot No. 25, North 47 deg. 00 min. East 30 feet to a point in the line of Lot No. 25; thence North 43 deg. 51 min. West approximately 169.55 feet to a point on the Southern margin of Spring Shore; thence with the Southern margin of Spring Shore Drive, South 49 deg. 46 min. West 30 feet to the point of BEGINNING, THE SAME BEING A 30-FOOT STRIP OFF THE WESTERN SIDE OF LOT NO. 25 LYING IMMEDIATELY ADJACENT TO LOT NO. 26 OF "SPRING SHORE", as the same is platted, planned and recorded in Plat Book 11 at Pages 3 and 3A, records of Iredell County, North Carolina.

For back title see Book 1471, page 756, Iredell County Registry.

THE ABOVE TWO TRACTS are conveyed subject to Restrictions recorded in Book 593, page 916, Iredell County Registry, and subject to Right of way Easement to Duke Power Company recorded in Deed Book 325, Page 371, Iredell County Registry.

Martin 060761