

2742  
0381

BK 2742 PG 0381

FILED  
CATAWBA COUNTY  
DONNA HICKS SPENCER  
REGISTER OF DEEDS

FILED Apr 10, 2006  
AT 02:04:47 pm  
BOOK 02742  
START PAGE 0381  
END PAGE 0382  
INSTRUMENT # 09806  
EXCISE TAX \$60.00  
BR

Excise Tax \$ 66.00 Rev 0-00

Recording Time, Book and Page

Tax Lot No. \_\_\_\_\_ Parcel Identifier No. \_\_\_\_\_  
Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by \_\_\_\_\_

Mail after recording to **Terry M. Taylor, P. O. Drawer 2428, Hickory, NC 28603**  
This instrument was prepared by **Terry M. Taylor**

Brief Description for the index **1061 14th Avenue Drive NW, Hickory, NC 28601**

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made April 4, 2006 by and between

GRANTOR

**Charles Steven Bradshaw and wife  
Donna S. Bradshaw  
1068 15th Ave. NW  
Hickory, NC 28601**

GRANTEE

**Mary Knott Bradshaw  
1061 14th Ave. Dr.  
Hickory, NC 28601**

Enter in appropriate block for each party: name, 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 or parcel of land situated in the City of \_\_\_\_\_, Township \_\_\_\_\_, County \_\_\_\_\_, North Carolina and more particularly described as follows:

**BEING all of Lot No. 2 as is shown on the Plat filed with Catawba County Register of Deeds on May 5, 1999, and recorded in Plat Book 47, Page 127 to which reference is hereby made for greater certainty and description.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_, Page \_\_\_\_\_.

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:

1. Matters of Record.
2. Matters of Survey.

**THE DRAFTER OF THIS INSTRUMENT HAS NOT CHECKED THE TITLE TO THE ABOVE DESCRIBED PROPERTY AND MAKES NO CERTIFICATION AS TO TITLE AND WAS NOT RESPONSIBLE FOR CLOSING A SALE OF THE PROPERTY.**

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.

\_\_\_\_\_  
(Corporate Name)  
By: \_\_\_\_\_  
\_\_\_\_\_  
President  
ATTEST:  
\_\_\_\_\_  
\_\_\_\_\_  
Secretary (Corporate Seal)

USE BLACK INK ONLY

Charles Steven Bradshaw (SEAL)  
Charles Steven Bradshaw  
Donna S. Bradshaw (SEAL)  
Donna S. Bradshaw  
\_\_\_\_\_  
(SEAL)  
\_\_\_\_\_  
(SEAL)



NORTH CAROLINA, Catwba County.  
I, a Notary Public of the County and State aforesaid, certify that Charles Steven Bradshaw and Donna S. Bradshaw  
Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness  
my hand and official stamp or seal, this 4<sup>th</sup> day of April, 2006.  
My commission expires: 7-10-2010

Maxine B. Swanson Notary Public  
Print Name: MAXINE B. SWANSON

SEAL-STAMP

USE BLACK INK ONLY

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/she 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 its President, sealed with its corporate seal and attested  
by him/her as its \_\_\_\_\_ Secretary. Witness my hand and official stamp or seal, this \_\_\_\_ day of \_\_\_\_\_  
19\_\_\_\_.  
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 in the Book and Page shown on the first page hereof.

\_\_\_\_\_  
REGISTER OF DEEDS FOR \_\_\_\_\_ COUNTY

By \_\_\_\_\_ Deputy/Assistant-Register of Deeds.