

**BK 2917 PG 1952 - 1955**

Excise Tax: \$898.00 Recording Time, Book and Page:  
Tax Lot No: 4880701470 and 4880618327  
Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_ By: \_\_\_\_\_

Prepared by Walker & Wright, Attorneys at Law  
& Return to: 118 West Main Street, Suite A, Mountain City, TN 37683  
(423) 727-0207

Brief Description for Index: 78.32 acre tract

## **NORTH CAROLINA GENERAL WARRANTY DEED**

This DEED, made this 9<sup>th</sup> day of May, 2022, by and between

<b>GRANTOR and Mailing Address</b>	<b>GRANTEE and Mailing Address</b>
<b>Sandra Lee Younger and husband, Robert E Younger and Karen Lucille Allen and husband, Dennis L Allen</b>	<b>Farmony Park, LLC, a North Carolina limited liability company 19421 Liverpool Parkway Cornelius, NC 28031</b>

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 all of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the said Grantees in fee simple, all that certain lot or parcel of land situated in Turnersburg Township, Iredell County, North Carolina, more particularly described as follows:

**BEING all of that tract of land containing 78.32 total acres as shown on plat entitled "Boundary Survey for: Farmony Park, LLC", as prepared by Ted Benbow Land Surveying, Ted M Benbow, North Carolina Professional Land Surveyor number L-3175, dated 04/05/2022, and of record in the Registers Office of Iredell County, North Carolina in Book 76, page 125, to which reference is had and made for a more complete and accurate description of the same.**

submitted electronically by "Walker Title, LLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Iredell County Register of Deeds.

Pursuant to N. C. G. S. 105-317.2, Grantors represent that all or a portion of the property herein conveyed \_\_\_\_\_ includes or ✓ does not include (please check one) the primary residence of a Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1514, Page 1898, Iredell County, North Carolina, Public Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantees in fee simple.

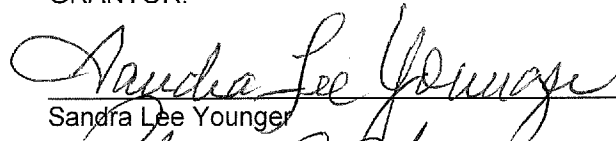
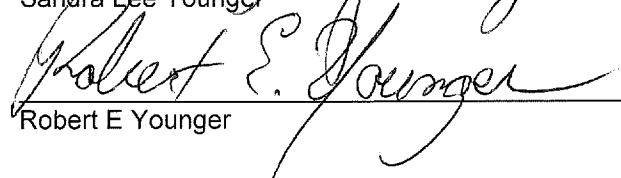
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

**Subject to easements and rights of way of record.**

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

GRANTOR:

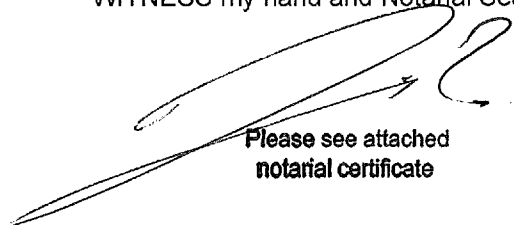
  
Sandra Lee Younger  
  
Robert E Younger

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, a Notary Public of said County and State, so hereby certify that Sandra Lee Younger and Robert E Younger personally appeared before me this day and acknowledged the voluntary execution of the foregoing instrument.

WITNESS my hand and Notarial Seal, this \_\_\_\_\_ day of May, 2022.

  
Please see attached  
notarial certificate

Notary Public \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of San Diego

On May 4<sup>th</sup> 2022 before me, Zachary Alan Ray  
(insert name and title of the officer)

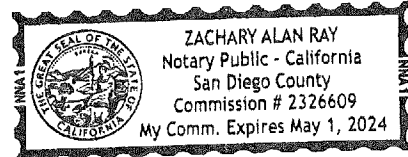
personally appeared Sandra Lee Younger & Robert E. Younger,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature

(Seal)



IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

GRANTOR:

Karen Lucille Allen  
Karen Lucille Allen

Dennis L. Allen  
Dennis L Allen

STATE OF Ohio

COUNTY OF Knox

I, Terry Miller, a Notary Public of said County and State, so hereby certify that Karen Lucille Allen and Dennis L Allen personally appeared before me this day and acknowledged the voluntary execution of the foregoing instrument.

WITNESS my hand and Notarial Seal, this 5 day of May, 2022.

Notary Public Terry Miller

My Commission Expires: 2-16-24



**TERRY MILLER**  
Notary Public, State of Ohio  
My Comm. Expires 02-16-2024  
Recorded in Knox County