

FILED	Aug 04, 2021
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BOOK	03677
START PAGE	0199
END PAGE	0201
INSTRUMENT #	18754
EXCISE TAX	\$360.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$360.00

Parcel Identifier No.: 3703076970130000

Return to / prepared by: Fleischer Law Office, PLLC, 7 14th Street SW, Suite 100, Hickory, NC 28602

Brief Description from the Index: 48 18th Avenue Drive Northwest

THIS DEED made this 4th day of August, 2021, by and between

GRANTOR

Diane M. Pozniko, a widow
97 18th Avenue Northwest
Hickory, NC 28601

GRANTEE

Mona M. Maclean, a single woman
48 18th Avenue Drive Northwest
Hickory, NC 28601

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 Hickory, Catawba County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

The property herein described is or is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 1921, Page 761, Catawba County Registry.

A map showing the above described property is recorded in Plat Book __, Page __, and referenced within this instrument.

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: Easements and restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

Diane M. Pozniko
Diane M. Pozniko

STATE OF NORTH CAROLINA
COUNTY OF CATAWBA

I, the undersigned, Notary Public, do hereby certify that Diane M. Pozniko personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal this 4th day of August, 2021.

James R. Fleischer
Official Signature of Notary

Printed or typed name of Notary: James R. Fleischer

My Commission Expires: 10/24/2022

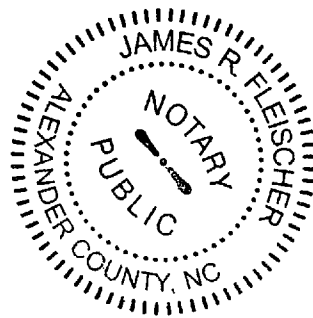


Exhibit "A"

BEGINNING at a stake, the southwest corner of the W. P. Pitts place and runs North $76\frac{1}{2}^{\circ}$ West 100 feet to a stake; thence South $22\frac{3}{4}^{\circ}$ West 324 feet to a stake, thence with C.B. Bowman's line South 66° East 100 feet to a stake; thence with the line of tract formerly owned by R. H. Pitts North $22\frac{3}{4}^{\circ}$ East 310 feet to a stake. For partial chain of title see Book 266, Page 602 and Book 1603, Page 386, Catawba County Registry.

LESS AND EXCEPTING THE FOLLOWING-DESCRIBED PROPERTY:

BEGINNING at an iron stake located as follows: from an iron stake in Wilson's northeast corner and in the southern margin of 19th Street, N.W. 46.1 feet South $26^{\circ} 25'$ West to an iron stake and then 100 feet South $22^{\circ} 37'$ West to the beginning from stake which is in Wilson's easterly line, and runs thence from said beginning point with Foy C. Hefner's back line South $66^{\circ} 29'$ East 100 feet to an iron stake; thence with Foy C. Hefner's line South $22^{\circ} 37'$ West 75 feet to a stake; thence a new line North $66^{\circ} 29'$ West 100 feet to an iron stake; thence with Wilson's line North $22^{\circ} 37'$ East 75 feet to the point of BEGINNING.

Tax Parcel Number: 3703076970130000

Property Address: 48 18th Avenue Drive Northwest, Hickory, NC 28601

WEB