For Registration J. David Granberry
Register of Deeds
Mecklenburg County, NC
Electronically Recorded
2015 Oct 19 03:35 PM RE Excise Tax: $ 558.00
Book: 30356 Page: 941 Fee: $ 26.00
Instrument Number: 2015136676

NORTH CAROLINA
GENERAL WARRANTY DEED

Excise Tax: $558.00 Recording Time, Book and Page

Tax parcel: **Parent Parcel Number:007-519-59**

Mail after recording to: Grantee, 21342 Old Canal Street, Cornelius, NC 28031
This instrument was prepared by: R. Dale Fussell, Attorney at Law (33505)
Brief description for index: Lot 4, Cornelius Tod

THIS DEED made this 16th day of October, 2015 by and between:

GRANTOR

MS Antiquity, LLC

Mailing Address:
1930 Abbott Street, Suite 400, Charlotte, NC 28203

GRANTEE

Robert E. Ward and wife, Ellen J. Ward

Property Address:
21342 Old Canal Street, Cornelius, NC, 28031

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 located in Mecklenburg County, North Carolina, and more particularly described as follows:

Being all of lot 4 of Cornelius Tod subdivision as shown on a map thereof recorded in Map Book 57 at Page 266 in the Mecklenburg County Public Registry.

Submitted electronically by "R. Dale Fussell, Attorney At Law"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Mecklenburg County Register of Deeds.

Being the same property conveyed to Grantor herein by deed recorded in Book _____, Page _____.

A map showing the above described property is recorded in Map Book 57, Page 266.

This property was not the primary residence of Grantor.

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, restrictions and conditions of record. Ad valorem taxes.

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 officer(s), the day and year first above written.

MS Antiquity, LLC, a North Carolina Limited Liability Company

By: _____
Name: Joseph T. Ray IV
Title: Member/Manager

STATE OF NORTH CAROLINA
COUNTY OF Mecklenburg

I, Cynthia Richards, a Notary Public of the County and State aforesaid, certify that Joseph T. Ray IV, personally known to me or proven by satisfactory evidence (said evidence being in the form of a current state or federal identification with the Signatory's photograph), personally appeared before me this day and acknowledged that (s)he is Member/Manager of MS Antiquity, LLC, and that (s)he voluntarily signed said instrument on behalf of said limited liability company for the purposes therein by its authority duly given. And as said Member/Manager voluntarily acknowledged said instrument to be the act and deed of said limited liability company. Witness my hand and notarial seal this 16 day of October, 2015.

(NOTARY SEAL)

Cynthia Richards
Notary Public
My commission expires: 2-21-16

CYNTHIA RICHARDS NOTARY PUBLIC My Comm. Exp. Feb. 21, 2016 MECKLENBURG COUNTY, N. C.