

NOTA

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RECORDING FEE 250
EXCISE TAX PAID 690

Doc ID: 014639770003 Type: CRP
Recorded: 08/18/2011 at 03:06:16 PM
Fee Amt: \$89.00 Page 1 of 3
Revenue Tax: \$69.00
Instr# 201100005795
Gaston, NC
Susan S. Lockridge Register of Deeds
BK **4573** PG **1442-1444**

Excise Tax: 1,138.86 York County, SC ~~68.40~~ Gaston County, NC
69.00 em

State of South Carolina)
County of York) TITLE TO REAL ESTATE

Drawn by/mail to: Doyle Wallace 2701 Coltsgate Rd, Suite 210 Charlotte NC 28211

KNOW ALL MEN BY THESE PRESENTS, that **ROBERT J SLOAN AND SUSAN E SLOAN** ("Grantor"), in consideration of the sum of Three Hundred Forty Two Thousand and 00/100 (\$342,000.00), to the Grantor in hand paid at or before the sealing of these presents by **MICHAEL J ROTH AND DAWN S ROTH, as joint tenants with the right of survivorship** ("Grantee") in the State aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said **MICHAEL J ROTH AND DAWN S ROTH**, the following described property:

All that certain tract of land situate on the southern side of Willow Pond Road, partially in Bethel Township, York County, South Carolina and partially in South Point Township, Gaston County, North Carolina and being more particularly described as follows:

BEGINNING at an iron, said iron being the northeastern corner of the tract herein described and being on the southern edge of the Willow Pond Road right of way and being the northwestern corner of Lot 21 and running thence with Lot 21, South 12 degrees 00'00" West 757.41 feet to a point in pond; thence, in pond, North 54 degrees 00'18" West 262.57 feet to a point in pond; thence with Lot 23, north 09 degrees 39'54" East 603.25 feet to an iron in the southern edge of said road; thence with the southern right of way of said road in an easterly direction A=181.68 feet and R=335.59 feet; thence with said road, South 78 degrees 08'11" East 91.47 feet to the point of beginning and being all of Lot 22, containing 4.012 acres as shown on boundary and location survey for JD Dunn dated August 20, 1993, Joe H Baird, RLS, said plat being incorporated herein and made a part hereof for a more accurate description as if more full set forth.

DERIVATION: This being the same property conveyed unto the Grantor herein by Deed of Brenda F Bicki dated 9/28/2001 and recorded in the Office of the Clerk of Court for York County in Deed Book 3892 at Page 93, and in Gaston County NC in Book 3332 at Page 361

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record on the recorded plats or on the premises.

Grantee's Address: 4904 Willow Pond Rd, Lake Wylie, SC 29710
Tax Parcel Number: 566-00-00-163 York County, SC / 194456 Gaston County, NC

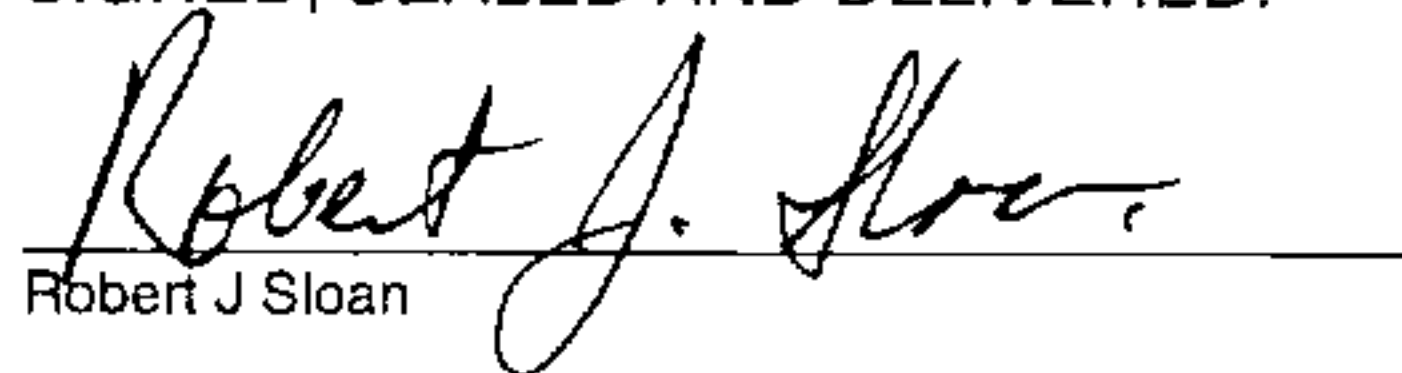
TOGETHER with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or appertaining thereto;

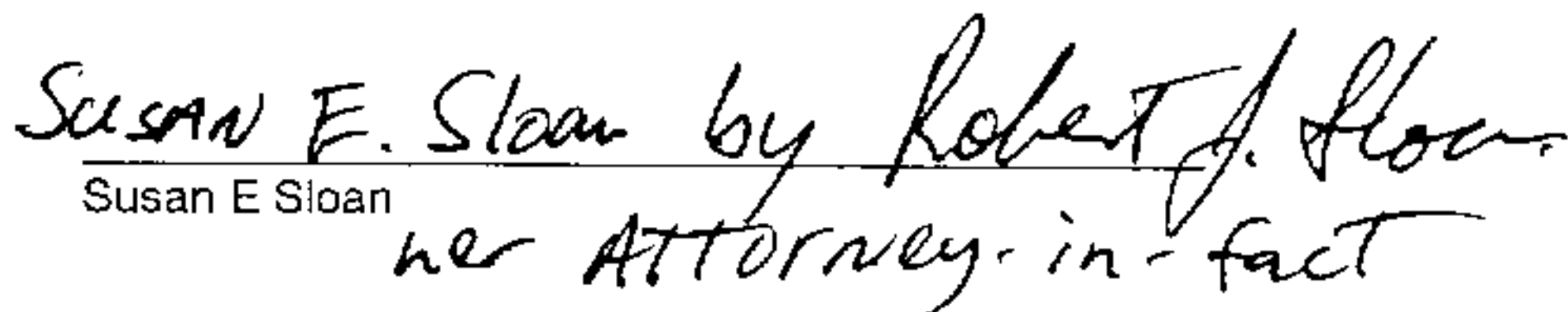
TO HAVE AND TO HOLD all and singular the premises before mentioned unto the Grantee and the Grantee's heirs and assigns forever. And the Grantor does hereby bind the Grantor and the Grantor's heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the Grantee and the Grantee's heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

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Any reference in this instrument to the singular shall include the plural and vice versa. Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the gender of the Grantee.

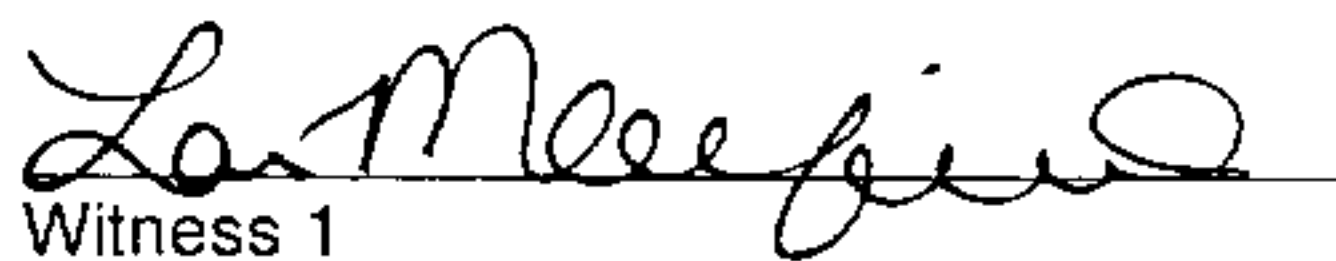
WITNESS the Grantor's hands and seals this the 18th day of August, 2011.

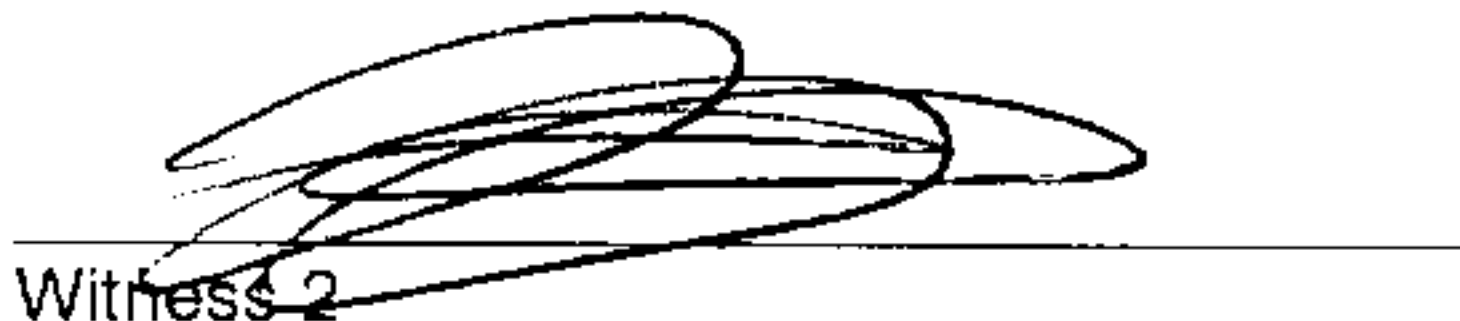
SIGNED, SEALED AND DELIVERED:


Robert J Sloan


Susan E Sloan
her Attorney-in-fact

Signed, sealed and delivered in the presence of:

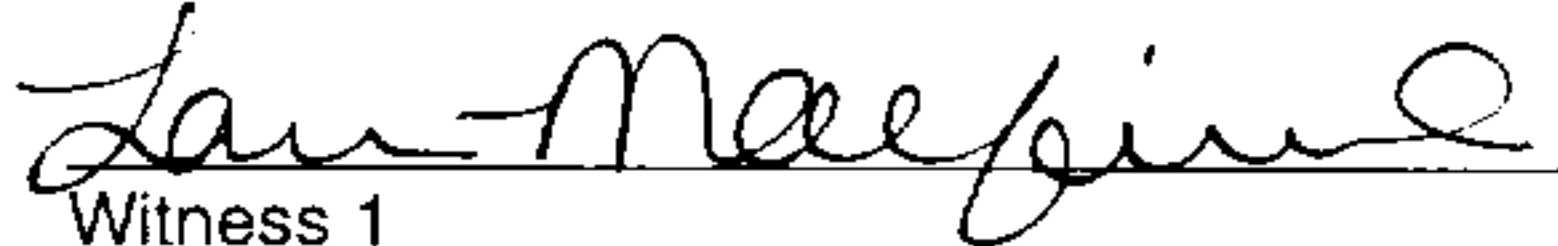

Witness 1


Witness 2

State of North Carolina)
) PROBATE
County of Mecklenburg)

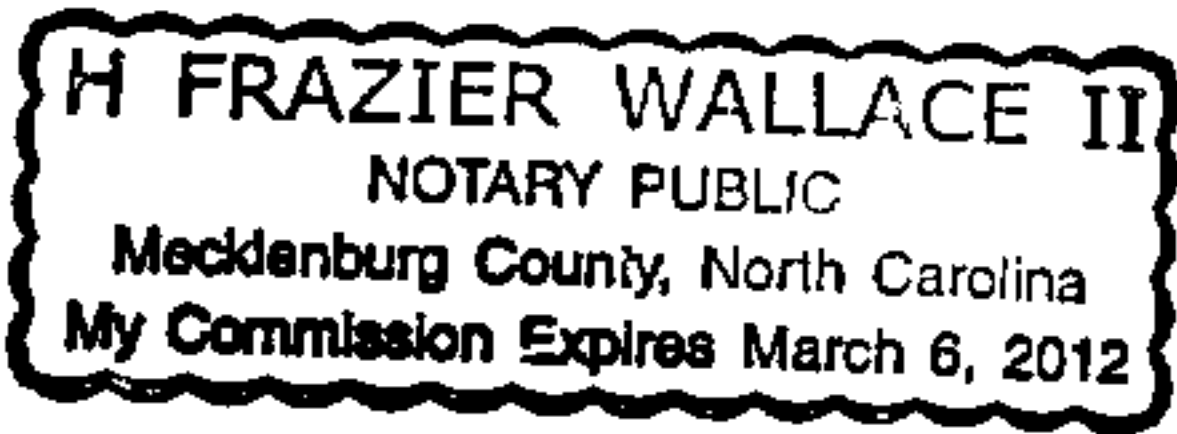
PERSONALLY APPEARED BEFORE ME the undersigned witness and made oath that he/she saw the within named **Robert J Sloan and ~~Susan E Sloan~~** seal and, as his/her/their act and deed, deliver the within written Title to Real Estate, and that he/she, with the other witness subscribed above, witnessed the due execution thereof.




Witness 1

SWORN to before me this 18th day of August, 2011.

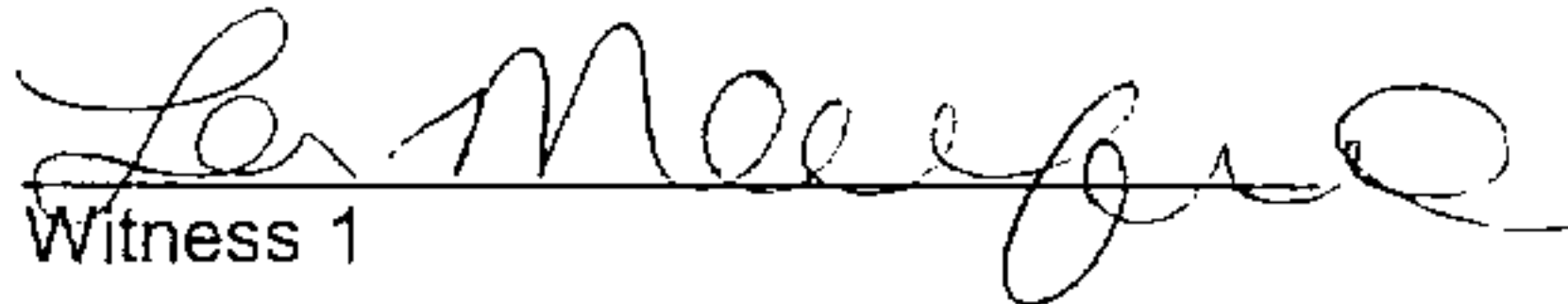

Notary Public for North Carolina



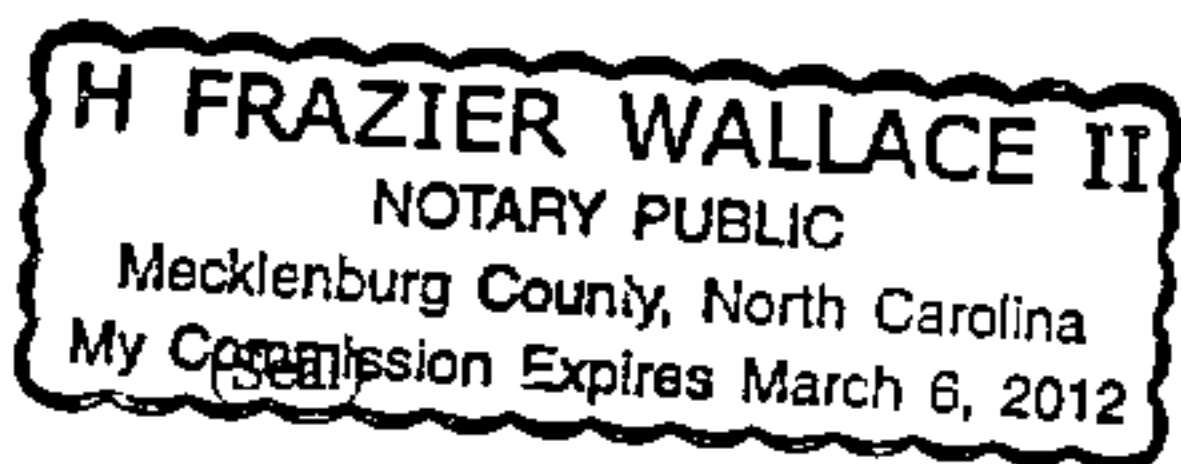
My Commission Expires:

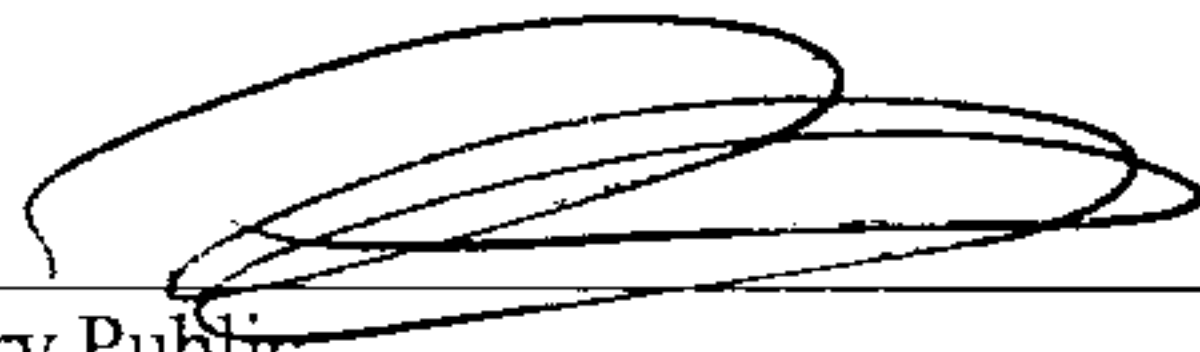
STATE OF NORTH CAROLINA - COUNTY OF MECKLENBURG) SS:

I, H Frazier Wallace II, a Notary Public for Mecklenburg County, North Carolina, do hereby certify that **Robert J Sloan**, attorney-in-fact for **Susan E Sloan**, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of the said **Susan E Sloan**, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and duly recorded in the York Public Registry and Gaston County Public Registry, that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney. I do further certify that the said **Robert J Sloan**, acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said **Susan E Sloan**, and were also witnessed by Lauren Moorefield.


Witness 1

Witness my hand and official stamp or seal, this 18th day of August, 2011.





Notary Public
My Commission Expires: _____