

Type: CONSOLIDATED REAL PROPERTY  
Recorded: 4/6/2021 3:51:26 PM  
Fee Amt: \$313.00 Page 1 of 2  
Revenue Tax: \$287.00  
Iredell County, NC  
Maureen P. Purcell Register of Deeds

**BK 2801 PG 181 - 182**

EXCISE TAX: \$287.00  
Iredell County Parcel No.4649-66-4469  
Property Address: 139 Gayle Drive  
Troutman, NC 28166

Prepared by/Return to:  
L. Ragan Dudley, Attorney  
116 Morlake Drive, Suite 103  
Mooresville, NC 28117

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**NORTH CAROLINA GENERAL WARRANTY DEED**

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THIS GENERAL WARRANTY DEED made the 6<sup>th</sup> day of April, 2021 by and between

**GRANTOR(S)**

Nils T. Zmaczynski, Trustee of the  
Zmaczynski Family Irrevocable Trust

Michael Zmaczynski and wife,  
Brienne Barber

MAILING ADDRESS:

40130 Eagle Head Court  
New London, NC 28127

**GRANTEE(S)**

Melissa L. Emerson, unmarried

MAILING ADDRESS:

139 Gayle Drive  
Troutman, NC 28166

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.

**FOR VALUABLE CONSIDERATION** paid by the Grantee, the receipt of which is hereby acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Iredell County, North Carolina, and more particularly described as follows:

**BEING all of Lot No. 38 of WESTWINDS SUBDIVISION, Phase II, as the same is platted,planned and recorded Plat Book 32, Page 50, In the Iredell County Registry.**

All or a portion of the Property was acquired by Grantor by instrument recorded in Deed Book 2128, Page 630, Iredell County Register of Deeds.

All or a portion of this property herein conveyed X includes or does not \_\_\_\_\_ include the primary residence of the 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, rights of way, covenants, conditions and restrictions of record;  
Zoning restrictions and other governmental conditions applicable to the property; and  
Matters of survey.

**IN WITNESS WHEREOF**, the Grantor has duly executed the foregoing as of the day and year first above written.

The Zmaczynski Family Irrevocable Trust

BY: Nils T. Zmaczynski **ASTRUSTEE**  
Nils T. Zmaczynski, Trustee

Michael Zmaczynski  
Michael Zmaczynski

Brienne Barber  
Brienne Barber

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STATE OF NORTH CAROLINA  
COUNTY OF IREDELL

I, a Notary Public of the State and County aforesaid, do hereby certify that Nils T. Zmaczynski, Trustee of the Zmaczynski Family Irrevocable Trust, personally came before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the 6<sup>th</sup> day of April, 2021.

(NOTARY SEAL)

Debbie Kelly  
NOTARY PUBLIC  
Iredell County  
North Carolina  
My Commission Expires 06/21/2025

Debbie Kelly  
Notary Public: **DEBBIE KELLY**  
My Commission Expires: **06/21/25**

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STATE OF NORTH CAROLINA  
COUNTY OF IREDELL

I, a Notary Public of the State and County aforesaid, do hereby certify that Michael Zmaczynski and Brienne Barber personally came before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the 6<sup>th</sup> day of April, 2021.

(NOTARY SEAL)

Debbie Kelly  
NOTARY PUBLIC  
Iredell County  
North Carolina  
My Commission Expires 06/21/2025

Debbie Kelly  
Notary Public: **DEBBIE KELLY**  
My Commission Expires: **06/21/25**