



This document presented and filed:
12/12/2016 02:06:01 PM



WILLIAM LEE KING, Henderson COUNTY, NC
Transfer Tax: \$500.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 500.00

Parcel Identifier No.: 9925294 Verified by _____ County on the ____ day of _____, 20____
By: _____

→Mail/Box to: Goosmann, Rose, Colvard & Cramer

This instrument was prepared by: Whitney Staton Hebert DEED PREPARATION ONLY NO TITLE SEARCH PREFORMED

Brief description for the Index:

THIS DEED made this ____ day of December, 2016, by and between

GRANTOR

GRANTEE

**PHILLIP V. PEDERSEN and wife,
PATRICIA S. PEDERSEN**

WILLIAM A. BELL

Mailing Address:
6534 SOUTH BASSETT DRIVE
HOMOSASSA, FL 34448

Mailing Address:
9 STAGS RUN
HORSE SHOE, NC 28742

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 _____, Horse Shoe Township, Henderson County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A

WHEREAS, Patricia S. Pedersen executes this instrument for the sole purpose of conveying and releasing any individual and/or marital interest he/she may have in the subject property and to vest the Grantees with clear title to the tract hereinafter described.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 1195 at Page 395, Henderson County Registry.

A map showing the above described property is recorded in Plat Slide .

All or a portion of the property herein conveyed does does not include the primary residence of a 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, other than the following exceptions:

Subject to 2016 Henderson County ad valorem taxes.
Subject to Restrictions, Easements, and Rights of Way of Record.

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

Phillip V. Pedersen (SEAL)
PHILLIP V. PEDERSEN

Patricia S. Pedersen (SEAL)
PATRICIA S. PEDERSEN

State of North Carolina, County of Henderson

I, *Dana R Mills*, a Notary Public of the County and State aforesaid, certify that PHILLIP V. PEDERSEN and PATRICIA S. PEDERSEN personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 30 day of December, 2016.
~~December~~

My Commission Expires: 3-29-20

Dana R Mills
Notary Public
Print Notary Name: Dana R Mills

DANA R. MILLS
NOTARY PUBLIC
Henderson County
North Carolina
My Commission Expires March 29, 2020

[Affix Notarial Seal]

Exhibit A

Being all of that tract or parcel of property containing **1.29 acres**, more or less, as shown on that plat recorded in **Plat Slide 10436** of the Henderson County, NC Register's Office; reference to which Plat is hereby made for a more particular description of said Property.

The above-described Property is a portion of that property conveyed in that deed recorded in Record Book 1196, at Page 511 and all of that property conveyed in those deeds recorded in Record Book 1061, at Page 579, in Record Book 1272, at Page 40, and in Record Book 1689, at Page 508 of the Henderson County, NC Register's Office.



16-4965 New Plat