

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 1,000.00

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

By: _____

Mail/Box to:

Donald E. Jordan, 4 W. Main Street, Brevard, NC 28712

This instrument was prepared by:

Shelton Jones, Attorney, Straus Park, 5 Park Place East Suite 201, Brevard, NC 28712 (WITHOUT TITLE EXAM)

Brief description for the Index: Tract III and IV (75+- acres) Jeter Mountain Rd.

THIS DEED made this 8th day of March, 2016, by and between

GRANTOR

GRANTEE

**Sharon T. Richards and husband,
Craig Richards [a one-half (½) undivided interest]
and Rebecca Sewell, f/k/a as Rebecca S. Jenkins,
an unmarried woman [a one-half (½) undivided interest]
PO Box 1614
Hendersonville, NC 28793**

**Michael Robert Baer and wife,
Cindy Brown Baer
908 Fifth Avenue West
Hendersonville, NC 28739**

Enter in appropriate block for each party: name, 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 _____, _____ Township, Henderson County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and made a part hereof by reference.

This property does () or does not (X) include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 1449, Page 217.**

A map showing the above described property is recorded in **Plat Book 2016, Page/Slide 10081.**

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:

This conveyance is made subject to easements and rights of way of record, to any recorded restrictions and covenants, and to real property taxes for the current year.

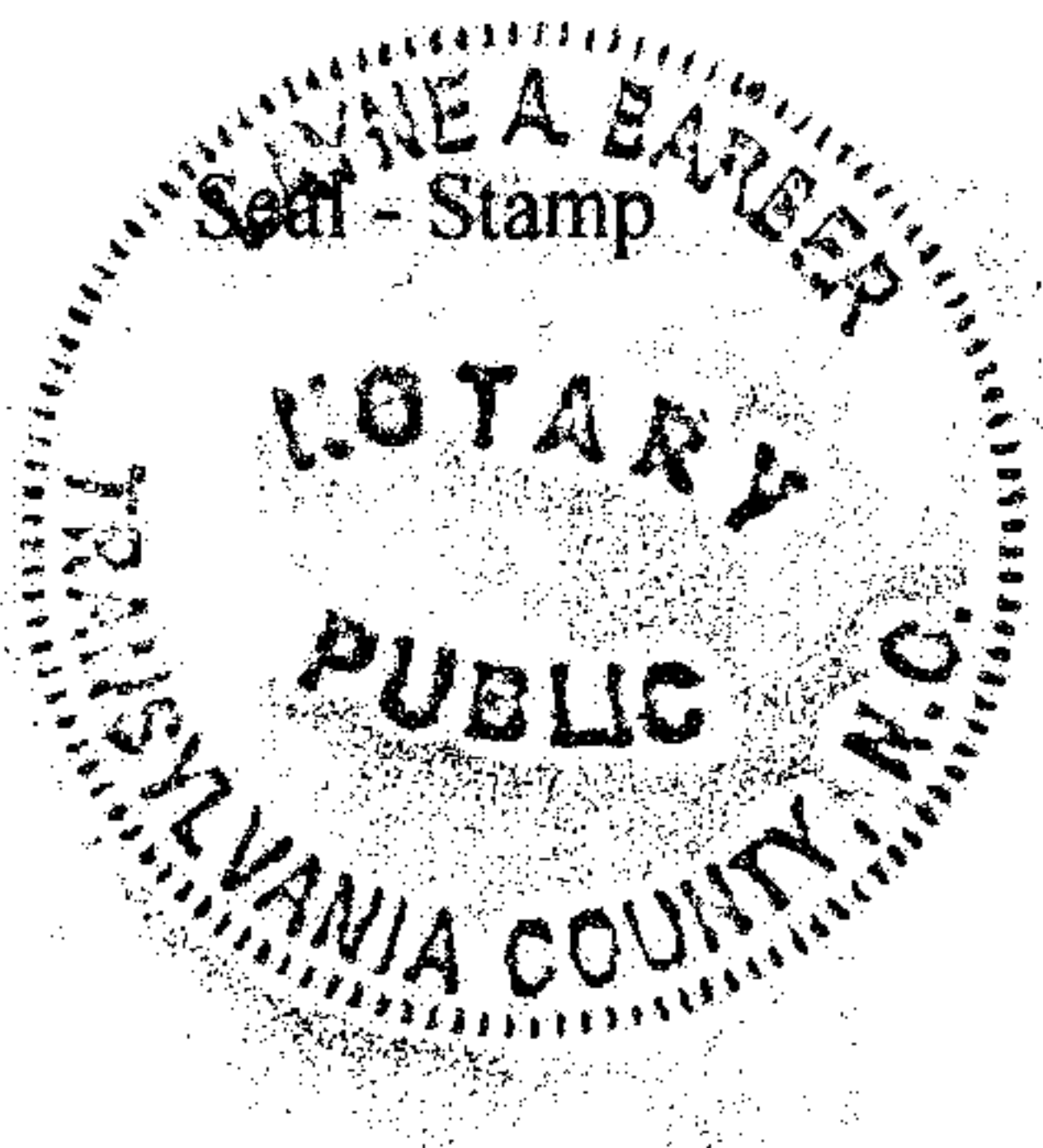
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: Sharon T. Richards
Sharon T. Richards

Rebecca Sewell (SEAL)
Rebecca Sewell

By: Craig Richards
Craig Richards

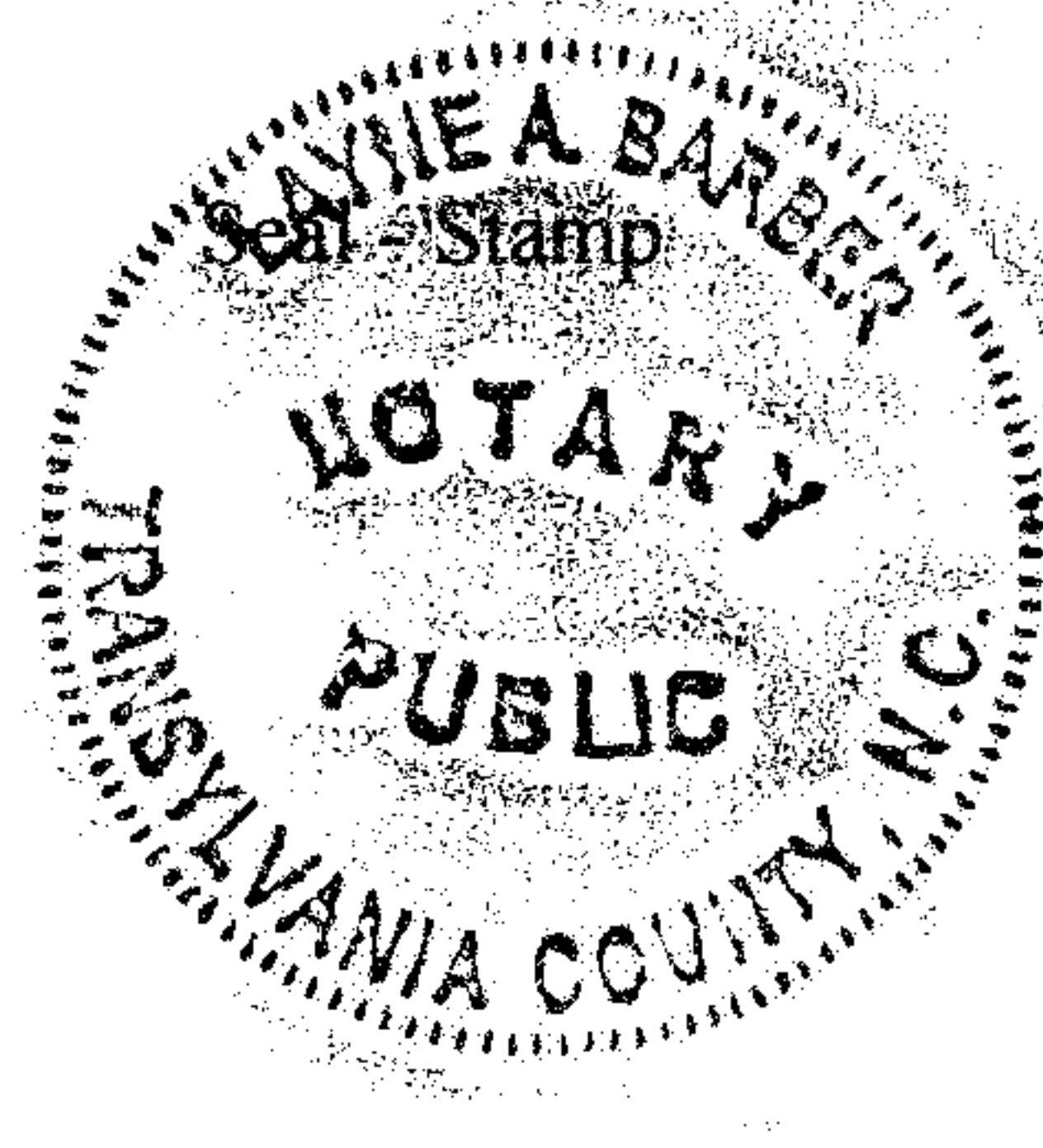
(SEAL)



State of North Carolina County of Transylvania

I, the undersigned Notary Public of the County and State aforesaid, certify that **Sharon T. Richards and husband, Craig Richards** 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 8 day of **March, 2016**.

My Commission Expires: 12/9/20 Layne A. Barber
Notary Public



State of North Carolina County of Transylvania

I, the undersigned Notary Public of the County and State aforesaid, certify that **Rebecca Sewell** 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 8 day of **March, 2016**.

My Commission Expires: 12/9/20 Layne A. Barber
Notary Public

EXHIBIT "A" TO A DEED FROM SHARON T. RICHARDS AND HUSBAND CRAIG RICHARDS [A ONE-HALF (½) UNDIVIDED INTEREST] AND REBECCA SEWELL, F/K/A AS REBECCA S. JENKINS AN UNMARRIED WOMAN [A ONE-HALF (½) UNDIVIDED INTEREST] TO MICHAEL ROBERT BAER AND WIFE CINDY BROWN BAER

Being all of Tract III containing 11.15 acres and Tract IV containing 64.32 acres as shown on a plat of survey for Michael Baer and Cindy Baer prepared by Carolina Mountain Surveying drawing number CMS16003 dated February 18, 2016 and recorded as Document No. 837565 in Plat Book 2016, Page/Slide 10081, Henderson County Registry, North Carolina.

The parcels conveyed (and the parcel retained by Grantors) are released from any further restrictions from the second paragraph of the legal description in the Deed recorded in Deed Book 1273, Page 395.