

This document presented and filed:  
03/16/2017 11:10:33 AM

*WLK*

WILLIAM LEE KING, Henderson COUNTY, NC  
Transfer Tax: \$439.00

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$439.00

Parcel Identifier No.: 9957833 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

→Mail/Box to: The Lyda Law Firm

This instrument was prepared by: Whitney Staton Hebert

Brief description for the Index: 257 Arrowhead Trail

THIS DEED made this 15th day of March, 2017, by and between

GRANTOR

GRANTEE

**ALVIN TYSON, UNMARRIED**

Mailing Address:  
PO BOX 595  
ETOWAH, NC 28729

**JEFFREY GORDON SAWYERS AND WIFE,  
RACHEL SULLIVAN SAWYERS**

Mailing Address:  
257 ARROWHEAD TRAIL  
HENDERSONVILLE, NC 28739

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 Henderson County, North Carolina and more particularly described as follows:

**SEE ATTACHED EXHIBIT A**

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 1088 at Page 493, Henderson County Registry.

A map showing the above described property is recorded in Plat Cabinet A, Slide 143.

All or a portion of the property herein conveyed  does  does not include the primary residence of a Grantor.

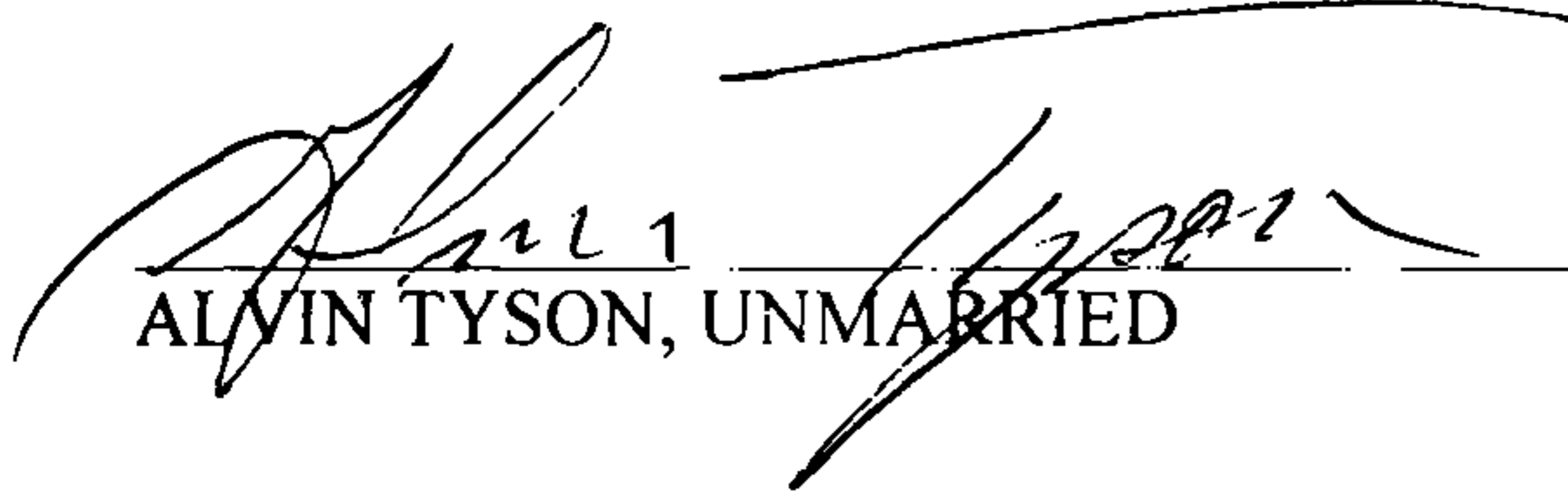
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 2017 Henderson County ad valorem taxes.  
Subject to Restrictions, Easements, and Rights of Way of Record.**

Book 3028  
Page 644

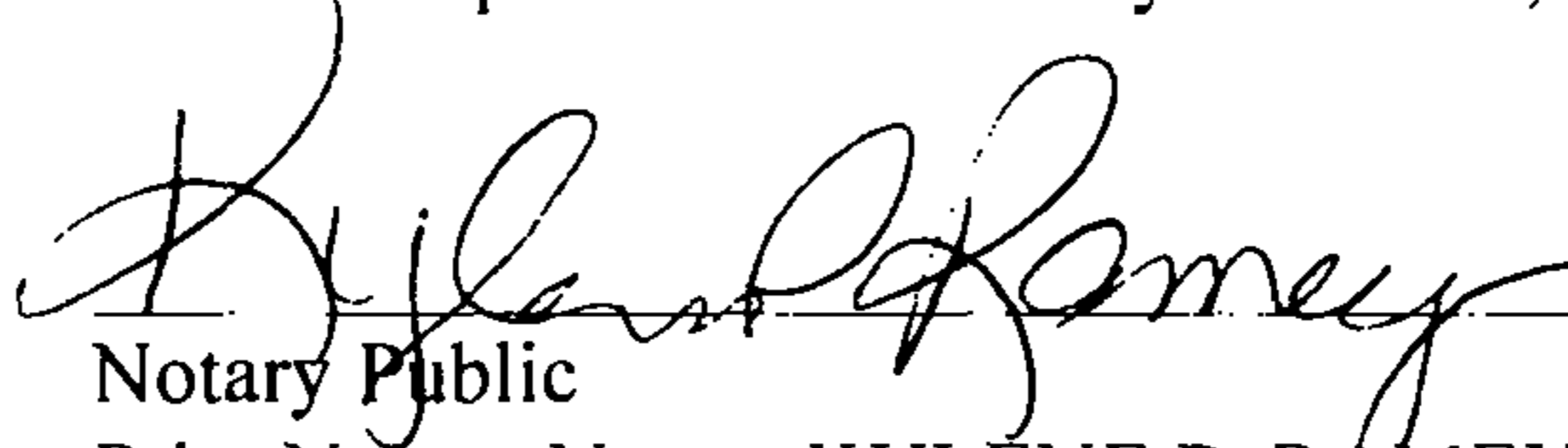
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

 (SEAL)  
ALVIN TYSON, UNMARRIED

State of North Carolina, County of Henderson

I, KYLENE P. RAMEY, a Notary Public of the County and State aforesaid, certify that ALVIN TYSON, UNMARRIED 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 15 day of March, 2017.

My Commission Expires: ~~03/29/2020~~ 8/2/2017

  
Notary Public  
Print Notary Name: KYLENE P. RAMEY



[Affix Notarial Seal]

**EXHIBIT "A"**

**BEING** all of that property containing 1.500 acres, more or less, as shown on a Plat entitled "Plat of Survey for Jeffrey Sawyers and wife, Rachel Sawyers" prepared by Kevin D. Goldsmith, P.L.S., dated February 17, 2017 and bearing Job No: 17288 and recorded in the Office of the Register of Deeds for Henderson County, North Carolina at Plat Slide 10575; reference being made to said recorded Plat for a full and complete metes and bounds description of said tract, pursuant to North Carolina General Statutes Section 47-30(g).

**TOGETHER WITH** an 12 foot wide driveway easement and right of way for ingress and egress to and from the above-described lot by means of those roads as referenced in Deed recorded February 1, 2002 in Book 1088, Page 493 in the Henderson County, North Carolina Register of Deeds Office. The parties using said non-exclusive right of way 12 foot wide gravel driveway are responsible for paying a pro-rata share for the maintenance and repair of said driveway.

There also is **CONVEYED** to be appurtenant to and to run with the above described property, a non-exclusive road right of way across the 40 foot wide road right of way of Arrowhead Trail leading from the above mentioned 12 foot wide driveway easement for ingress, egress and regress and for utilities as Arrowhead Trail now currently exists running in a southeasterly direction to Pleasant Grove Church Road (S.R. 1201) (Jeter Mountain Road) as described in that Deed recorded February 1, 2002 in Book 1088, Page 493 in the Henderson County, North Carolina Register of Deeds Office.

**SUBJECT** to restrictions of Indian Ridge Subdivision as will appear by reference to the public records and any amendments thereto in the Henderson County, North Carolina Register of Deeds Office.

**BEING** the same property as conveyed in a deed from Gary D. Fullam and wife, Claret Q. Fullam to Alvin S. Tyson, Single recorded February 1, 2002 in Deed Book 1088, Page 493, in the Henderson County, North Carolina Register of Deeds Office.

**Pin#: 99-57833**

**Title Insurance: Attorneys Title – First American**