



This document presented and filed:
03/20/2015 01:48:08 PM



WILLIAM LEE KING, Henderson COUNTY, NC
Transfer Tax: \$478.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: ~~\$478.00~~ **\$478**

Parcel Identifier No. 99-03140 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Donald E. Jordan – 4 West Main Street, Brevard, NC 28712

This instrument was prepared by: JACK A. LYDA (Deed Prep Only; No Title Search Performed)

Brief description for the Index: Lot 3 – Hidden Woods Subdivision

THIS DEED made this ____ day of March, 2015, by and between

GRANTOR	GRANTEE
<p>CHARLES W. LEAVERTON And wife, SUZANNE T. LEAVERTON</p>	<p>LORA JEAN LETTERMAN</p>
<p>Address: 9705 East Evans Avenue Aurora, CO 80247</p>	<p>Address: 409 Hidden Woods Lane Hendersonville, NC 28791</p>

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

ALL of LOT 3 of the HIDDEN WOODS SUBDIVISION as shown on a plat recorded in Plat Cabinet A, Slide 199 of the Henderson County Registry.

SUBJECT TO restrictive covenants recorded in Deed Book 667 at Page 809 and Addendum thereto recorded in Deed Book 671, Page 433 all in the Henderson County Registry.

There is also CONVEYED a right of way for the purpose of ingress, egress and regress into and over that 30-foot road leading from the public road through the Herman Hawkins tract, and being shown on a plat prepared by Donald Hill, dated April 3, 1964 of the division of Herman Hawkins tract.

BEING the same property as conveyed in a Deed to Charles W. Leaverton and wife, Suzanne T. Leaverton recorded April 9, 1999 in Book 984, Page 303 in the Henderson County, North Carolina Register of Deeds Office.

The property being transferred by this Deed does ____ or does not x include the primary residence of either Grantor. (Per N.C.G.S. §105-317.2)

The property hereinabove described was acquired by Grantor by instrument recorded in Book 984, page 303, Henderson County, North Carolina Register of Deeds Office.

A map showing the above described property is recorded in Plat Cabinet A, Slide 199, Henderson County, North Carolina Register of Deeds Office.

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:

Henderson County ad valorem taxes for 2015, and subsequent years, which are a lien, but not yet due and payable, easements, rights of way, zoning and land use, statutes, regulations and restrictions of record.

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

(Entity Name) Charles W. Leaverton (SEAL)
CHARLES W. LEAVERTON

By: _____
Title: Suzanne T. Leaverton (SEAL)
SUZANNE T. LEAVERTON

By: _____ (SEAL)
Title: _____

By: _____ (SEAL)
Title: _____

SEAL-STAMP

JENIFER A. FRIESEN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19934010983
MY COMMISSION EXPIRES JULY 27, 2017

State of COLORADO - County of ARAPAHOE

I, JENIFER A. FRIESEN, the undersigned Notary Public of the County and State aforesaid, certify that **CHARLES W. LEAVERTON AND SUZANNE T. LEAVERTON**, Grantors, 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 9 day of March, 2015.

My Commission Expires:

7/27/2017

JENIFER A. FRIESEN
Notary Public

SEAL-STAMP

[Empty Notary Seal Box]

State of COLORADO - County of ARAPAHOE

I, JENIFER A. FRIESEN, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20 ____.

My Commission Expires: _____

Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof. _____ Register of Deeds for _____ County

By: _____ Deputy/Assistant - Register of Deeds