

**2019005783**MCDOWELL CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$550.00PRESENTED & RECORDED:
11-21-2019 02:57:55 PMTONIA R HAMPTON
REGISTER OF DEEDSBY: ERIN LOVEACE
DEPUTY REGISTER OF DEEDS**BK: CRP 1293****PG: 541-547****Excise Tax \$550.00****Recording Time, Book and Page**

Parcel Tax ID #0669-0039-8201 & 0669-00-39-2259

Mail after recording @ Evans & Shelley, PA

This instrument was prepared by Wesley R. Shelley, Attorney at Law, Marion, NC TEM/mm

Brief Description for the index

OAKDALE ROAD**NORTH CAROLINA GENERAL WARRANTY DEED**THIS DEED made **November 13, 2019**, by and between

GRANTOR

**WILLIAM WAYNE CARSWELL, unmarried
KRISTEN LEE CARSWELL aka KRISTIE CARSWELL
SMITH and husband, JASON SMITH
WILLIAM SEAN CARSWELL and wife, IRYNA M.
CARSWELL****TONY CARSWELL and wife, KAREN CARSWELL
SUSAN VARNADORE and husband, WILLIAM
VARNADORE**

GRANTEE

**VESTAL WAYNE DUNCAN
AND WIFE,
JACQUELINE FRANCES DUNCAN****1161 Oakdale Road
Old Fort, NC 28762**

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 N/A, OLD FORT Township, McDowell County, North Carolina and more particularly described as follows:

TRACT I:

BEGINNING on an ashe, M. M. Bailey's corner, and runs South 58 degrees West with the meanders of the branch 24 poles to a stake; thence South 18 degrees West 20 poles to a double white oak; thence West 120 poles to a stake in Burgin's line; thence South 66 poles with Burgin's line to a stake; Porter and Bailey's corner; thence East 120 poles to a double maple; Porter and Bailey's corner in Parker's line; thence North 11 degrees East 30 poles to Porter's and Parker's second corner; thence East 80 poles to a red oak stump and pointers; thence North 2 degrees East 111 poles to a stake; thence North 57 poles to a stake; thence South 56 degrees West 50 poles to a stake; thence 69 degrees West 2 poles and 11 links to a stake 1 pole North of a Walnut Tree; thence South 12 degrees East 37 ½ poles to a stake; thence South 7 degrees West 18 poles to a stake; thence North 85 degrees West 24 poles to a stake; thence South 43 degrees West 3 poles to an ashe, M. M. Bailey's corner, at the **BEGINNING**.

EXCEPTING AND RESERVING, however, that certain portion of the land conveyed by W. C. Nichols to C. A. Parker by deed recorded in Deed Book 56 at Page 364 of McDowell County Deed Records, and more fully set out and described in Deed Book 290 Page 853, McDowell County Public Registry.

EXCEPTING, HOWEVER, the 3 acre parcel previously conveyed to James E. Carswell.

AND BEING the same lands described in that certain Deed dated November 27, 1979 from Mack V. Carswell, widower to Billy V. Carswell and James E. Carswell and recorded in Book 290 Page 853, McDowell County Public Registry.

TRACT II:

Bounded on the West by M. V. Carswell, on the North by Lloyd Miller, on the East by State Road 1234. **BEGINNING** on a 2 ½ inch ash, and being the same beginning corner as that described in Deed Book 83 on page 277 of which this tract is a part, and runs thence North 52 degrees 02 minutes 00 seconds East 37.49 feet to an existing iron pin; then, South 81 degrees 04 minutes 30 seconds East 55.36 feet to an iron pin set in the right of way of State Road 1234; then South 81 degrees 04 minutes 30 seconds East 37.25 feet to a railroad spike in the center of said road; then with the center of said road, South 25 degrees 41 minutes 00 seconds East 249.28 feet to a nail in a cap in the center of said road; then South 57 degrees 58 minutes 30 seconds West 29.62 feet to a nail in a cap in the right of way of said road; thence South 57 degrees 58 minutes 30 seconds West 123.01 feet to an iron pin set; then North 39 degrees 25 minutes 30 seconds West 309.05 feet to an iron pin set; then with the branch the following courses and distances: North 54 degrees 56 minutes 30 seconds East 48.54 feet to a point in the branch; then North 7 degrees 59 minutes 30 seconds East 7.50 feet to a point in the branch; then North 89 degrees 10 minutes 30 seconds East 24.45 feet to a point in the branch; then North 36 degrees 26 minutes 30 seconds East 27.39 feet to a point in the branch; then North 88 degrees 13 minutes 30 seconds East 15.11 feet to the point of the **BEGINNING**, containing 1.29 acres, more or less, according to a survey by R. L. Greene, Registered Land Surveyor on March 8, 1977.

AND BEING the same lands described in that certain Deed dated April 19, 1982 from M. V. Carswell, widower to Billy V. Carswell and James E. Carswell and recorded in Book 309 Page 969, McDowell County Public Registry.

TRACT III:

Adjoining the lands of B. C. Miller, M. V. Carswell, George B. Burleson. BEGINNING on a stake on the South bank of Catawba River and runs in an easterly direction with South bank of said river 34 poles to a Water Birch in M. V. Carswell line; then runs in a Westerly direction with the north bank of the old river run 43 poles to M. V. Carswell's and B. C. Miller's corner; then runs North 26 poles back to the BEGINNING, containing three and one-eighth acres, more or less.

AND BEING the same lands described in that certain Deed dated April 20, 1982 from M. V. Carswell, widower to Billy V. Carswell and James E. Carswell and recorded in Book 309 Page 968, McDowell County Public Registry.

FURTHER REFERENCES made to Deed Book 1293 Page 533 and Deed Book 1293 Page 537, McDowell County Public Registry.

The above described property is derived from three deeds which were owned by James Edward Carswell and Billy V. Carswell as tenants in common: McDowell County Deed Book 290 at page 853; Deed Book 309 at page 268; Deed Book 309 at page 269. James Edward Carswell died testate on or about January 8, 2015, his estate was administered in McDowell County File # 15-E-26, leaving as heirs Susan Varnadore, Tony Carswell, and Sheila Carswell. The properties described in McDowell County Deed Book 290 at page 853 and Deed Book 309 at page 269 were deeded from Sheila Carswell Allison to Susan Varnadore and Tony Carswell in McDowell County Deed Book 1148 at page 42.

Billy V. Carswell died testate on or about February 21, 2017, his estate was administered in McDowell County File # 19-E-98, specifically devising the property described in McDowell County Deed Book 309 at page 268 to William Wayne Carswell, Kristen Lee Carswell, and William Sean Carswell. The residue of his estate was left to his surviving spouse, Emma Sue Carswell.

The resulting ownership interests in the aforesaid properties are as follows:

First Tract (Book 290 at page 853)- Susan Varnadore (1/4); Tony Carswell (1/4); Emma Sue Carswell (1/2)

Second Tract (Book 309 at page 969)- Susan Varnadore (1/4); Tony Carswell (1/4); Emma Sue Carswell (1/2)

Third Tract (Book 309 at page 968)- Susan Varnadore (1/6); Tony Carswell (1/6); Sheila Allison (1/6); William Wayne Carswell (1/6); Kristen Lee Carswell a/k/a Kristi Carswell Smith (1/6); William Sean Carswell (1/6)

The property herein conveyed ___ includes or X does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 309 page 968; Book 309 Page 969 & Book 290 Page 853.

A map showing the above described property is recorded in Plat Book ____ Page ____.

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.

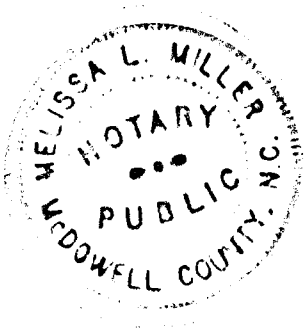
Title to the property hereinabove described is subject to the following exceptions:
Subject to taxes due McDowell County for the year 2019, to be paid by Grantors.
Subject to any right of way easements and utility easements of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

William Sean Carswell (SEAL)
WILLIAM SEAN CARSWELL
Iryna M. Carswell (SEAL)
IRYNA M. CARSWELL
Tony Carswell (SEAL)
TONY CARSWELL
Karen Carswell (SEAL)
KAREN CARSWELL
Susan Varnadore (SEAL)
SUSAN VARNADORE

William Wayne Carswell (SEAL)
WILLIAM WAYNE CARSWELL
Kristie Carswell Smith (SEAL)
KRISTIE CARSWELL SMITH
Jason Smith (SEAL)
JASON SMITH
William Varnadore (SEAL)
WILLIAM VARNADORE

SEAL-STAMP

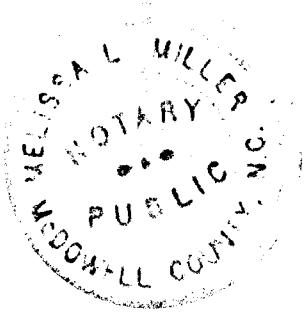


STATE OF North Carolina, COUNTY OF McDowell
I, a Notary Public of the County and State aforesaid, certify that **WILLIAM WAYNE CARSWELL, unmarried**, Grantor(s), personally appeared before me this day and
a) _____ I have personal knowledge of the identity of the principal(s)
b) _____ I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a NCDL
c) _____ a credible witness has sworn to the identity of the principal(s) each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated. Witness my hand and official stamp or seal, this 21 day of Nov, 20 .

My Commission Expires: 08/07/2020

Melissa L Miller
(Signature) NOTARY PUBLIC
Melissa L Miller
(Print name of Notary Public)

SEAL-STAMP



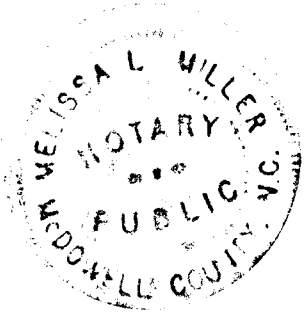
STATE OF North Carolina, COUNTY OF McDowell
I, a Notary Public of the County and State aforesaid, certify that **KRISTIE CARSWELL SMITH AND HUSBAND, JASON SMITH**, Grantor(s), personally appeared before me this day and

- a) I have personal knowledge of the identity of the principal(s)
- b) I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a NCID
- c) a credible witness has sworn to the identity of the principal(s) each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated. Witness my hand and official stamp or seal, this 21 day of Nov, 2019.

My Commission Expires: 08/07/2020

Melissa L Miller
(Signature) NOTARY PUBLIC
Melissa L Miller
(Print name of Notary Public)

SEAL-STAMP



STATE OF North Carolina, COUNTY OF McDowell
I, a Notary Public of the County and State aforesaid, certify that **WILLIAM SEAN CARSWELL AND WIFE, IRYNA M. CARSWELL**, Grantor(s), personally appeared before me this day and

- a) I have personal knowledge of the identity of the principal(s)
- b) I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a NCID
- c) a credible witness has sworn to the identity of the principal(s) each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated. Witness my hand and official stamp or seal, this 21 day of Nov, 2019.

My Commission Expires: 08/07/2020

Melissa L Miller
(Signature) NOTARY PUBLIC
Melissa L Miller
(Print name of Notary Public)

SEAL-STAMP



STATE OF North Carolina COUNTY OF McDowell
I, a Notary Public of the County and State aforesaid, certify that **TONY CARSWELL AND WIFE, KAREN CARSWELL**, Grantor(s), personally appeared before me this day and

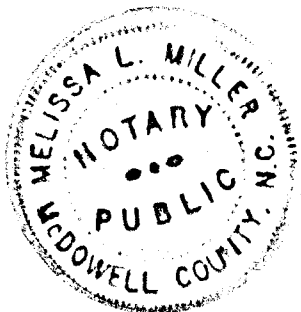
- a) I have personal knowledge of the identity of the principal(s)
- b) I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a NC DL
- c) a credible witness has sworn to the identity of the principal(s) each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated. Witness my hand and official stamp or seal, this 21 day of Nov, 2019.

My Commission Expires: 08/07/2020

Melissa L Miller
(Signature) NOTARY PUBLIC

Melissa L Miller
(Print name of Notary Public)

SEAL-STAMP



STATE OF North Carolina COUNTY OF McDowell
I, a Notary Public of the County and State aforesaid, certify that **SUSAN VARNADORE AND HUSBAND, WILLIAM VARNADORE**, Grantor(s), personally appeared before me this day and

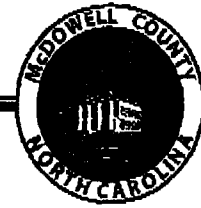
- a) I have personal knowledge of the identity of the principal(s)
- b) I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a NC DL + VA ID
- c) a credible witness has sworn to the identity of the principal(s) each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated. Witness my hand and official stamp or seal, this 21 day of Nov, 2019.

My Commission Expires: 08/07/2020

Melissa L Miller
(Signature) NOTARY PUBLIC

Melissa L Miller
(Print name of Notary Public)

DEPARTMENT OF TAX ADMINISTRATION



TAX CERTIFICATION

Parcel Identification Number 066900398201/066900392259

Tax Collector certifies that no delinquent taxes are due.

This parcel has deferred taxes which may become due upon transfer of the property if a disqualifying event occurs – G.S. 105-277.4(c).

This certification is valid as of 08.14.19 and does not reflect any property taxes that become delinquent after this date.

This does not certify McDowell County Parcel Identification Number matches the deed description.

Tax Collections

08.14.19

Date