

There are no delinquent taxes that are a lien on tax parcel(s) 224053 described in this deed which the Rutherford County Tax Collector is charged with collecting.

Type: CONSOLIDATED REAL PROPERTY  
Recorded: 6/29/2020 10:37:28 AM  
Fee Amt: \$1,626.00 Page 1 of 3  
Revenue Tax: \$1,600.00  
Rutherford County, NC  
Rachel Thomas Register of Deeds

06/29/2020  
Date

SW  
Deputy Tax Collector

**BK 2034 PG 1424 - 1426**

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,600 Return after recording to: Donald E. Jordan  
Brief description for the Index: Lot 8, Bl 33, Chimney Rock Mtns  
This Deed was prepared by: Donald E. Jordan, Attorney at Law  
This property does not include the primary residence of Grantor

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This DEED is made this 22<sup>nd</sup> day of June, 2020, by and between:

GRANTOR: **DONALD A. STEVENSON and  
KATIE L. STEVENSON,  
Husband and Wife**

Grantor's Address: 6556 Chestnut Circle, Naples, FL 34109

GRANTEE: **BLAKE A. CLIFTON and  
JAMIE CLIFTON  
Husband and Wife**

Grantee's Address: 2671 Idlewood Circle, Charlotte, NC 28209

The designation Grantor and Grantee in this Deed shall include the parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

The Grantor, for a valuable consideration paid by the Grantee (the receipt of which is acknowledged) grants, bargains, sells and conveys to the Grantee in fee simple, all of the lot or parcel of land located in Chimney Rock Township, Rutherford County, North Carolina, and as is described in the attached Exhibit A. This is all of the same property acquired by Grantor by Deed recorded in Book 1158, Page 432, Rutherford County Registry. This conveyance is made subject to easements and rights of way of record, to any covenants of record, and to real property taxes for the current year.


THIS CONVEYANCE IS MADE FOR THE GRANTEE TO HAVE AND TO HOLD the Property and all privileges and appurtenances belonging to the Property in fee simple.


Submitted electronically by "Donald E. Jordan"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Rutherford County Register of Deeds.

Copy

The Grantor covenants with the Grantee that Grantor is seized of the Property 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, subject only to the stated exceptions.

Grantor is signing this Deed as of the date specified above.

  
Donald A. Stevenson


  
Katie L. Stevenson

STATE OF FLORIDA  
COUNTY OF Collier

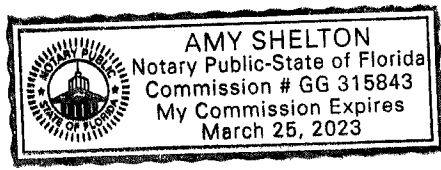
I, Amy Shelton, a Notary Public of the specified County and State, certify that Donald A. Stevenson and Katie L. Stevenson personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 22 day of June, 2020.

My commission expires: 3-25-2023

  
Notary Public

NOTARY STAMP/SEAL HERE:



Copy

Exhibit A

Legal Description

Situate, lying and being, in the Town of Lake Lure, Chimney Rock Township, Rutherford County, North Carolina, and lying between the shoreline of Lake Lure and Nathaniel Hawthorne Drive and being Lot number 8, Block 33, of the Chimney Rock Mountains, Inc. property, as shown in Plat Book 2, at Page 1-10, inclusive, Office of the Register of Deed for Rutherford County, North Carolina, and also being the same property described in Deed Book 526, Page 408 and being described in accordance with a new plat of survey done by Professional Surveying Services, dated August 12, 1998 as follows:

Beginning at an existing iron pin located on the western right of way edge of Nathaniel Hawthorne Dr, said beginning existing iron pin being the common easternmost corner of the track described herein and the Fred W. Noble, Jr. property described in Deed Book 506, Page 359, and running thence from said beginning existing iron pin along with the Noble boundary North 49 deg 47 min 22 sec West 286 feet passing an existing iron pin at 264.91 feet, to a point on the shoreline of lake lure; thence leaving the Noble boundary and running along and with the shoreline of Lake Lure on the following calls: North 64 deg 37 min 11 sec East 3.61 feet to a point; thence South 59 deg 47 min 36 sec East 1.89 feet to a point; thence North 78 deg 37 min 35 sec East 6.25 feet to a point; thence North 7 deg 39 min 56 sec East 5.43 feet to a point; thence South 75 degrees 9 min 21 sec East 4.23 feet to a point; thence South 81 deg 44 min 50 sec East 12.19 feet to a point; thence North 73 deg 54 min 53 sec East 4.70 feet to a point; thence North 41 deg 42 min 33 sec East 12.31 feet to a point; thence North 47 deg 47 min 32 sec East 9.17 feet to a point; thence North 89 deg 1 min 57 sec East 5.55 feet to a point; thence North 57 deg 42 min 10 sec East 7.57 feet to a point; thence North 85 deg 1 min 9 sec East 5.77 feet to a point; thence South 89 deg 52 min 19 sec East 3.62 feet to a point, said point being the common westernmost corner of the tract described herein and the Horst v Brunner property described in Deed Book 667, Page 6660; thence leaving the shoreline of Lake Lure and running along with the Brunner boundary South 50 deg 33 min 16 sec East 266.22 feet, passing an existing iron pin at 4.87 feet, to an existing iron pin located on the western right of way edge of Nathaniel Hawthorne Drive; thence leaving the Brunner boundary and running along and with the western right of way edge of Nathaniel Hawthorne Drive South 53 deg 37 min 36 sec West 69.40 feet to the point and place of beginning and containing 0.41 acres, more or less.

And Being all that property as described in deed recorded in Deed Book 725, Page 83, of the Rutherford County Registry.

Commonly Known As:

203 Hawthorne Dr., Lake Lure, NC 28746

Parcel ID:

224053