

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 610.00

Parcel Identifier No. 0106560 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Whitney Staton, Staton Law, P.A., 112 North Washington Street, Hendersonville, NC 28739

This instrument was prepared by: Staton Law, P.A., 112 North Washington Street, Hendersonville, NC 28739

Brief description for the Index: _____

THIS DEED made this 28th day of September, 2020, by and between

GRANTOR

GRANTEE

Charles E. Mallette, Jr and Josephine C.
Mallette, Trustees of the Mallette Family Living
Trust Agreement dated May 4, 2001

Robert David Stevenson, unmarried

1120 Citation Circle
Hendersonville, NC 28739

609 Jearl Lane
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, parcel of land or condominium unit situated in the City of Hendersonville, _____ Township, Henderson County, North Carolina and more particularly described as follows:

See Exhibit A Attached Hereto and Incorporated by Reference

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1063 page 214. All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book C page 12 .

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 2020 ad valorem property taxes.
Subject to easements, rights of way and restrictions of record.

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

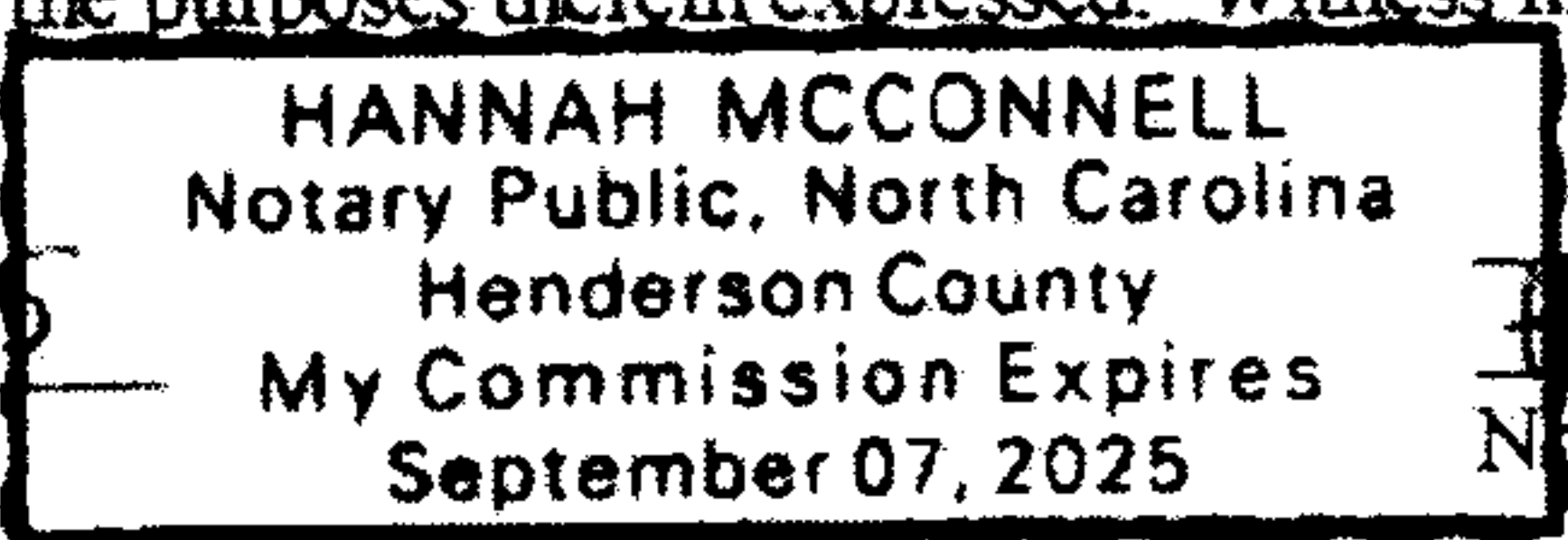
Mallette Family Living Trust Agreement dated May 4, 2001

By: Charles E. Mallette Jr (Print/Type Name) _____ (SEAL)
Print/Type Name & Title: Charles E. Mallette Jr _____ (SEAL)

By: Josephine C. Mallette (Print/Type Name) _____ (SEAL)
Print/Type Name & Title: Josephine C. Mallette _____ (SEAL)

By: _____ (Print/Type Name) _____ (SEAL)
Print/Type Name & Title: _____ (SEAL)

State of North Carolina - County or City of Henderson
I, the undersigned Notary Public of the County or City of Henderson and State aforesaid, certify that Charles E. Mallette, Jr and Josephine C. Mallette, Trustees of the ** 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 28th day of September, 2020.



My Commission Expires: 9-7-25 (Affix Seal)
Notary's Printed or Typed Name: Hannah McConnell

**Mallette Family Living Trust Agreement dated May 4, 2001

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ 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 _____ day of _____, 20____.

My Commission Expires: _____ (Affix Seal)
Notary's Printed or Typed Name: _____ Notary Public

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ 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: _____ (Affix Seal)
Notary's Printed or Typed Name: _____ Notary Public

EXHIBIT A

BEING all of Lot 9 of Harden Subdivision 14 as shown on plat thereof recorded in Plat cabinet C, Slide 12 (formerly Plat Book 5, Page 86) of the Henderson County Registry, to which plat reference is hereby made for a more complete description by metes and bounds.

SUBJECT TO restrictions which appear recorded in Deed Book 369 at Page 132 of the Henderson County Registry.
BEING all of the property conveyed to John H. Gelissen and wife, Rena Gelissen by Deed recorded in Deed Book 887, at Page 38, of the Henderson County Registry.

ALSO BEING that identical property as described in Deed recorded in Deed Book 727, at Page 773, Henderson County Registry.

BEING all of that property conveyed to Charles E. Mallette, Jr. and wife, Josephine C. Mallette by Deed recorded in Deed Book 947, at Page 363, of the Henderson County Registry.

EXHIBIT B

CERTIFICATION OF TRUST

Prepared By: Whitney Staton, Staton Law Firm
Return to: Staton Law Firm

Pursuant to North Carolina General Statutes 36C-10-1013 Mallette Family Living Trust Agreement dated May 4, 2001, and any amendments thereto, do hereby make the following representations and assurances:

1. A trust agreement as referred to herein and hereinafter known as Trust Agreement or Trust was executed on May 4, 2001;
2. The Trust has been lawfully executed, was validly created, is still in existence, and has not been revoked, modified, or amended in any manner which would cause the representations contained herein to be incorrect;
3. The Settlor of the Trust is Charles E. Mallette, Jr and Josephine C. Mallette;
4. The Settlor(s) of the Trust, if revocable, issued no instructions that would limit or restrict the Trustees' authority to enter into or consummate this transaction in accord with this certificate;
5. The current Trustee of the Trust is Charles E. Mallette, Jr and Josephine C. Mallette and their address is 1120 Citation Circle, Hendersonville, NC 28739;
6. The Trustee has been granted due authority to enter into and consummate the transaction the Trust grants all the necessary powers to the Trustee and contains no limitations or restrictions on said authority that would prohibit or limit the trustees authority to enter into and consummate the proposed transaction;
7. The Trust does not limit a Trustee's authority to sign necessary documents, execute this certificate or otherwise authenticate the Trust and all trustees required to exercise the powers contained in the Trust have executed this certificate;

- 8. The Trust's taxpayer identification number is withheld pursuant to N.C.G.S. § 36C-10-103(j).
- 9. The Trust may take title to real property by Deed or devise. The property conveyed herein was acquired by deed dated May 4, 2001 and recorded May 18, 2001 in Deed Book 1063, at Page 214, of the Henderson County, North Carolina, Register of Deeds.

FURTHER, Trustee does hereby acknowledge that this Certification may be recorded in the Register of Deeds Office and agrees that this Certification is being executed in duplicate counterparts each of which shall be deemed an original (the counterpart to be recorded may have the taxpayer identification number redacted if it is the social security number of a settlor).

This the 28 day of September, 2020.

Mallette Family Living Trust Agreement
dated May 4, 2001

Charles E. Mallette, Jr. Trustee
Charles E. Mallette, Jr, Trustee

Josephine C. Mallette Trustee
Josephine C. Mallette, Trustee

STATE OF NC
COUNTY OF Henderson

I, the undersigned, a Notary Public of the County and State aforesaid, certify that, Charles E. Mallette, Jr, and Josephine C. Mallette Trustee, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal on this 28 day of September, 2020.

My Commission Expires: 9.7.25

Hannah McConnell
Notary Public: Hannah McConnell

Affix Notarial Seal

(Type or Print Name)

