



This document presented and filed:
05/25/2017 12:10:34 PM

WLK

WILLIAM LEE KING, Henderson COUNTY, NC
Transfer Tax: \$740.00

Excise Tax: \$740.00 Recording Time, Book and Page

Mail To: **JOHN C. HOVENDON, ATTORNEY AT LAW**
455 S. TRADE STREET, TRYON NC 28782

This instrument prepared by: **THERON E. MULLINAX, JR., ATTORNEY AT LAW**
MULLINAX LAW FIRM, P. O. Box 2648, Hendersonville, NC 28739
DEED PREPARATION ONLY-TITLE NOT EXAMINED-NO TITLE OPINION GIVEN

Description for Index: Indian Hills LO8&7 SE1
REID: 104679

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this day of May, 2017, by and between

GRANTOR

GRANTEE

**FRANCESCA BUSCH, Successor Trustee
of the Gerard and Corrinne Jegge Family
Trust dated September 8, 2000**

**KEVIN MILFORD and wife,
KAREN MILFORD**

Address:
**11279 Woods Bay Lane
Indianapolis, IN 46236-9022**

Address: 2641 SEMINOLE DRIVE
HENDERSONVILLE, NC 28791

The designated 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.

The property herein conveyed X does does not include the primary residence of the Grantor(s).

WHEREAS, the property herein-below-described was previously acquired by Gerard F. Jegge and Corrinne C. Jegge as Trustees of the Gerard and Corrinne Jegge Family Trust under date of July 2, 2007 by deed recorded in Deed Book 1324 at Page 397 of the Henderson County Registry; and

WHEREAS, Corrinne C. Jegge died a resident of Henderson County, North Carolina, on February 20, 2017. Gerard F. Jegge became the sole Trustee pursuant to the terms of the Trust; and thereafter, on March 14, 2017 by Second Amendment to the Trust Gerard F. Jegge resigned his duties as Trustee and appointed his daughter, Francesca Busch as Successor Trustee; and

WHEREAS, Article 12.3 of the Trust provided the surviving spouse with the right to appoint and designate Successor Trustees; and the Trust has not been revoked, is still in effect, and Article 15.7 of the Trust provides the Trustee with the power to "Sell Trust Property;"

NOW, THEREFORE, THIS INDENTURE,

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

BEING all that property described on Exhibit A attached hereto and incorporated into this instrument as if fully set forth herein.

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:

2017 Henderson County and City of Hendersonville ad valorem property taxes
All rights of way, easements, reservations, restrictions and amendment to restrictions,
if any, of public record of even date herewith.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal the day and year first above written.

✓ Francesca Busch (SEAL)
FRANCESCA BUSCH, Successor Trustee of
the Gerard and Corrinne Jegge Family Trust
dated September 8, 2000

STATE OF Indiana
COUNTY OF Marion

I, Elizabeth Khamis, a Notary Public in and for the above County and State,
do hereby certify that FRANCESCA BUSCH, Successor Trustee of the Gerard and Corrinne Jegge
Family Trust dated September 8, 2000 personally appeared before me this day and
acknowledged the due execution by her of the foregoing instrument.

WITNESS my hand and seal, this the 19th day of May, 2017.

Elizabeth Khamis
NOTARY PUBLIC

My Commission Expires:

Please insert Notary stamp/seal inside box only

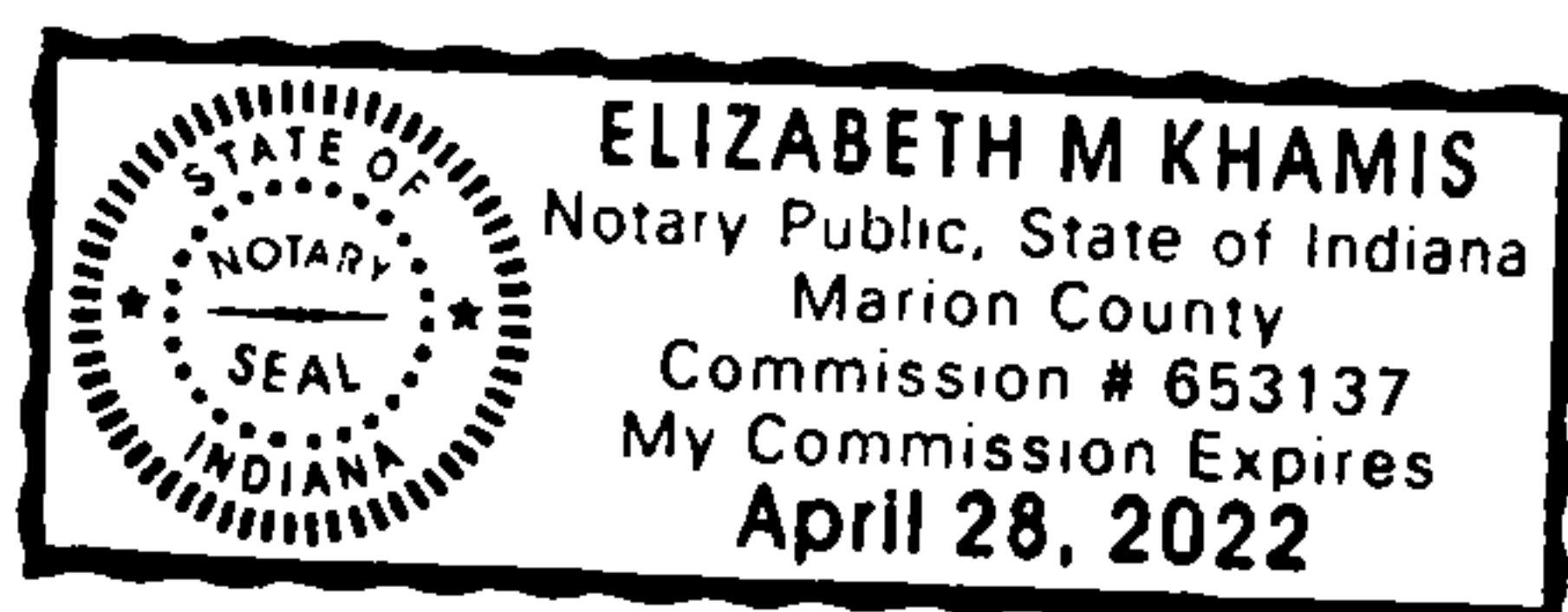


EXHIBIT A

TRACT #1:

BEGINNING at a point at the southernmost corner of Lot #8 and the westernmost corner of Lot #7 of Indian Hills Subdivision, Section 1, as shown on Plat Book 7 at Page 102 and reindexed in Plat Cabinet C, Slide 126; thence from said beginning point and running North 47 deg. 42 min. 51 sec. West 74.94 feet to a point; thence with the southeastern edge of that property conveyed to Norton in Deed Book 1071 at Page 695, Henderson County Registry, North 44 deg. 08 min. 17 sec. East 132.84 feet to a point; thence with the southwestern edge of the 60-foot-wide road right of way for Seminole Road, the following two (2) courses and distances: South 45 deg. 43 min. 46 sec. East 85.70 feet to a point and South 40 deg. 22 min. 00 sec. East 60.00 feet to a point; thence South 06 deg. 48 min. 00 sec. East 90.00 feet to a point; thence on an arc of a curve to the left with a radius of 50 feet and an arc length of 117.67 feet (having a chord bearing and chord distance of North 84 deg. 16 min. 49 sec. East 92.34 feet) to a point; thence leaving the cul-de-sac for Seminole Road and running South 50 deg. 22 min. 16 sec. East 20.60 feet to an iron pin at the easternmost corner of Lot #7 of Indian Hills Subdivision; thence South 37 deg. 59 min. 46 sec. West 49.32 feet to an iron pin; thence South 60 deg. 39 min. 13 sec. West 40.36 feet to the southernmost corner of said Lot #7; thence North 42 deg. 24 min. 20 sec. West 125.31 feet to a point; thence North 86 deg. 57 min. 00 sec. West 70.80 feet to a point; thence North 66 deg. 09 min. 00 sec. West 38.20 feet to the point and place of BEGINNING, and containing 0.53 acre, more or less, as shown on that survey by Freeland-Clinkscales and Associates of NC, Inc. entitled "Survey for Beth Menyhart and Bill Humpleby 2641 Seminole Drive," dated November 19, 2003 and being Drawing No. H23271. BEING a consolidated description of Lot #7 and a portion of Lot #8 of Indian Hills Subdivision, Section 1, as shown on Plat Book 7 at Page 102 and reindexed in Plat Cabinet C, Slide 126, Henderson County Registry.

SUBJECT TO restrictive covenants of record.

TRACT #2:

BEGINNING at an iron pin, said iron pin being the southernmost corner of Lot #7 of Section 1 of Indian Hills Subdivision, as shown on plat thereof recorded in Plat Book 7 at Page 102 and reindexed in Plat Cabinet C, Slide 126, Henderson County Registry; and running thence from said beginning point, South 43 deg. 43 min. 00 sec. East 10.00 feet to an iron pin; thence South 20 deg. 40 min. 28 sec. West 86.05 feet to a point; thence South 28 deg. 00 min. 22 sec. West 76.75 feet to an iron pin; thence South 60 deg. 46 min. 56 sec. West 73.70 feet to an iron pin; thence South 31 deg. 30 min. 03 sec. West 16.17 feet to a point in a creek; thence South 48 deg. 50 min. 26 sec. East 58.03 feet to a point; thence South 58 deg. 49 min. 18 sec. East 37.75 feet to a point; thence North 17 deg. 55 min. 32 sec. West 297.21 feet to an iron pin; thence with an edge of the above-referenced Lot 7, South 60 deg. 39 min. 13 sec. West 40.36 feet to the point and place of BEGINNING, and containing 0.25 acres, more or less, as shown on that survey by Freeland-Clinkscales and Associates of NC, Inc. entitled "Survey for Beth Menyhart and Bill Humpleby 2641 Seminole Drive," dated November 19, 2003 and being Drawing No. H23271.

For legal reference see deed recorded in Deed Book 1324 at Page 397 of the Henderson County Registry.