



This document presented and filed:
11/27/2019 11:44:47 AM

WB

WILLIAM LEE KING, Henderson COUNTY, NC
Transfer Tax: \$220.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$220.00

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

Mail/Box to: The Lyda Law Firm – 308 Martin Luther King Jr. Blvd., Hendersonville, NC 28792

This instrument was prepared by: JACK A. LYDA

Brief description for the Index: Lot 18, 19 & 20/Plat Cabinet C, Slide 267

THIS DEED made this _____ day of November, 2019, by and between

GRANTOR

GRANTEE

CLYDE JEFFREY WHITENER
And wife,
JAN S. WHITENER

ADAM RAY MURRAY
And wife,
HEATHER REBECCA MURRAY

Address: 966 B Raynor Mill Road
Mount Olive, NC 28365

Address: 516 Corbly Drive
Hendersonville, NC 28739

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

BEING all of Tracts Eighteen (18), Nineteen (19) and Twenty (20) as shown on the plat referred to as “Map 1” of the property formerly known as the “Hardison Estate” and as shown on plat thereof recorded in Plat Cabinet C at Slide 267 (formerly Plat Book 10, Page 22) of the Records of Plats for Henderson County; reference to which said plat is hereby made.

There is further conveyed to Grantee, their heirs and assigns the water rights and privileges and rights of ingress and egress as set forth in that deed from James R. Pack et ux, et al to Charles D. Trice et ux, dated April 29, 1976 and recorded in Deed Book 542 at Page 795 in the Henderson County, North Carolina Register of Deeds Office.

There is further conveyed to Grantee, their heirs and assigns the right and privilege of ingress and egress over and through the roads and rights of way constituting a means of entry to the premises herein described and as shown on the plat hereinbefore referred to and having their terminus in the public road.

BEING a portion of that property conveyed in a Deed from Charles D. Trice and wife, Velma R. Trice to Clyde Jeffrey Whitener and wife, Jan S. Whitener recorded April 5, 1995 in Book 867, Page 279 in the Henderson County, North Carolina Register of Deeds Office.

Title Insurance: Investors Title

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 867, page 279, Henderson County, North Carolina Register of Deeds Office.

A map showing the above described property is recorded in Plat Cabinet C, Slide 267, 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 2020, 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)


By: _____
Title: _____

By: _____
Title: _____

By: _____
Title: _____



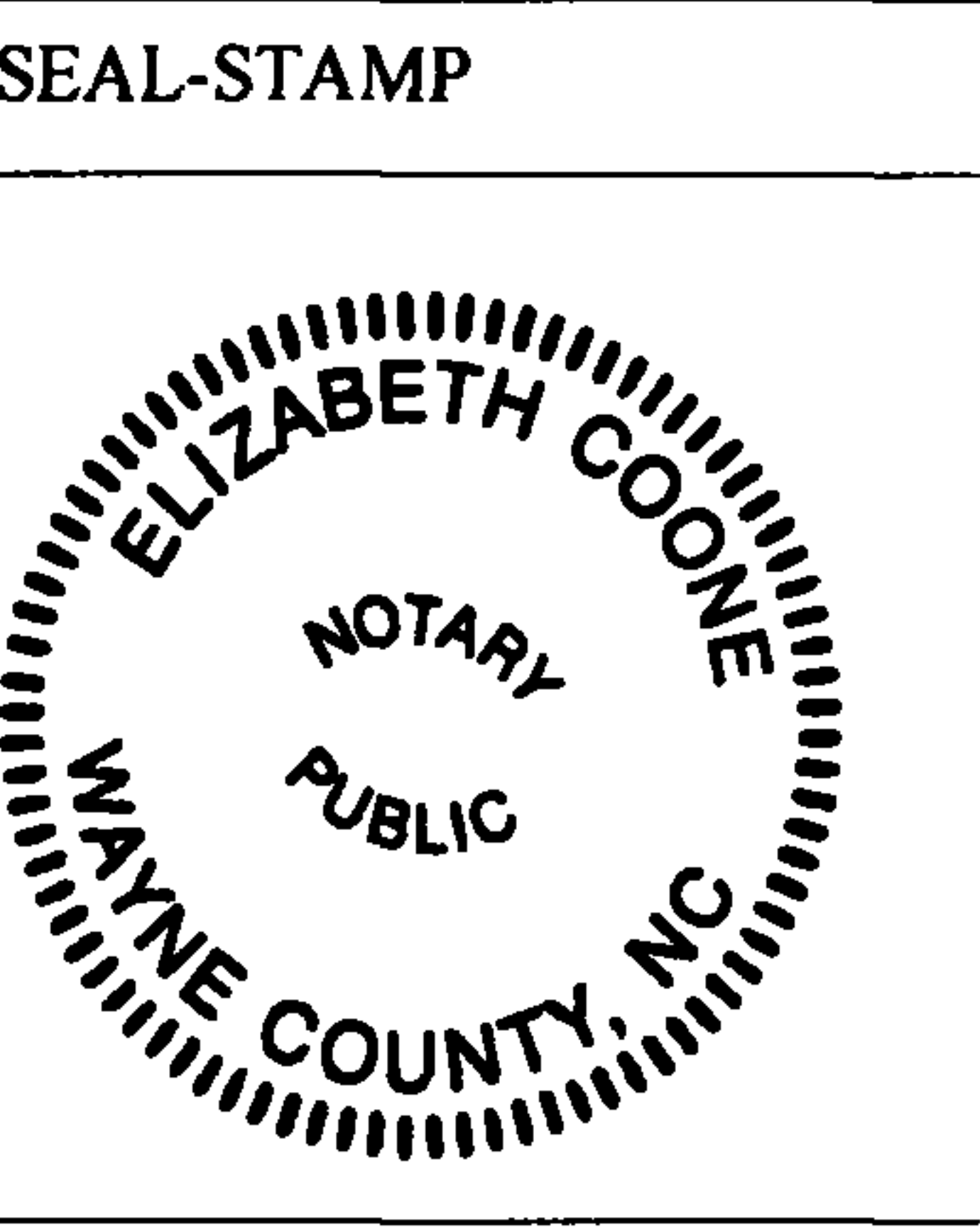
CLYDE JEFFREY WHITENER (SEAL)



JAN S. WHITENER (SEAL)

(SEAL)

(SEAL)

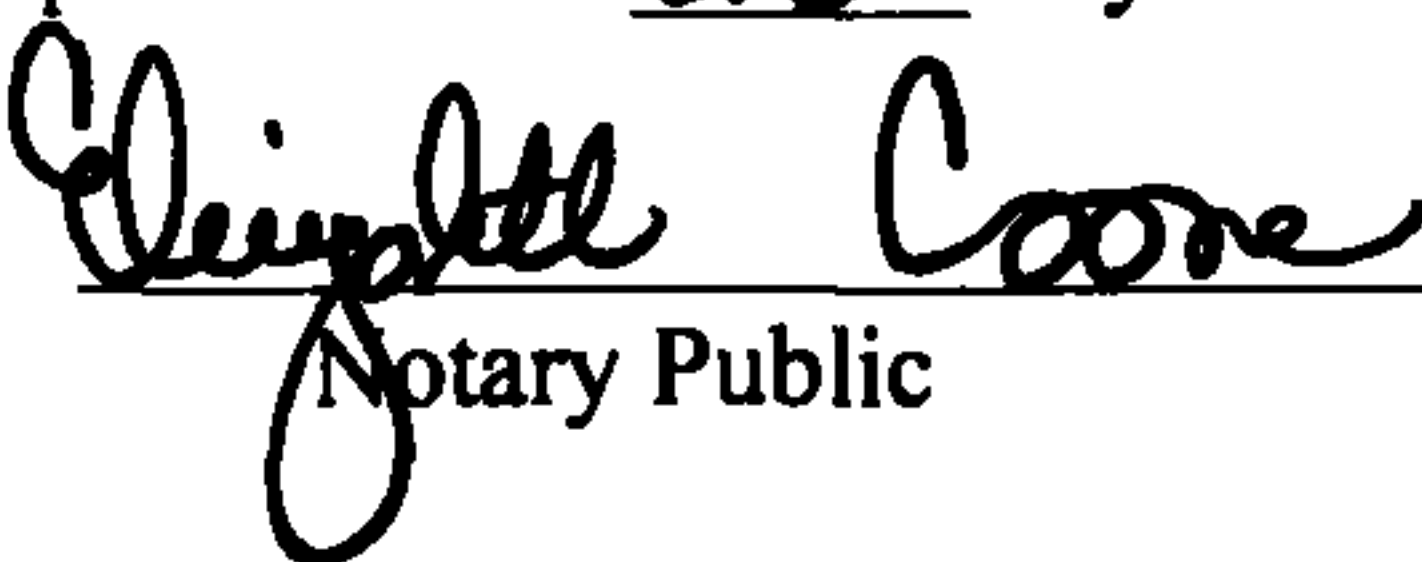


State of North Carolina – County of Wayne

I, Elizabeth Coone, the undersigned Notary Public of the County and State aforesaid, certify that **CLYDE JEFFREY WHITENER and JAN S. WHITENER**, 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 25 day of November, 2019.

My Commission Expires: 10/8/2020



Notary Public

SEAL-STAMP

State of _____ - County of _____

I, _____, 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. _____

By: _____ Register of Deeds for _____ County
Deputy/Assistant - Register of Deeds