

Excise Tax: \$750 .00

Recording Time, Book and Page

Return To: STATON LAW FIRM

This instrument prepared by: **THERON E. MULLINAX, JR.**, ATTORNEY AT LAW
MULLINAX LAW FIRM, P. O. Box 2648, Hendersonville, NC 28793

DEED PREPARATION ONLY - NO TITLE EXAMINATION PERFORMED

Parcel #: 104762

Description for Index: Lots 7 & 8, portion of Lot 9, O. Roy Keith Subdivision in Hyman Heights

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 7th day of December, 2021, by and between

GRANTOR

GRANTEE

JAMES TAYLOR BOYLE, JR.
Single

P. O. Box 1031
Flat Rock, NC 28731

TERESA BECK SMITH and husband,
THOMAS EUGENE SMITH

1223 Oakland St.

Hendersonville, NC 28792

The designated Grantors and Grantees 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 _____ does X does not include the primary residence of the Grantor.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantees 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 Grantees in fee simple.

And the Grantor covenants with the Grantees, 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:

2021 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 his hand and seal, the day and year first above written.

James Taylor Boyle, Jr. (SEAL)
James Taylor Boyle, Jr.

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

I, Sylvia Maxwell, a Notary Public in and for the above County and State, do hereby certify that JAMES TAYLOR BOYLE, JR., Single, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and seal, this the 7th day of December, 2021.

My commission expires:

5-16-24

Sylvia Maxwell

NOTARY PUBLIC

Please insert Notary stamp/seal inside box only

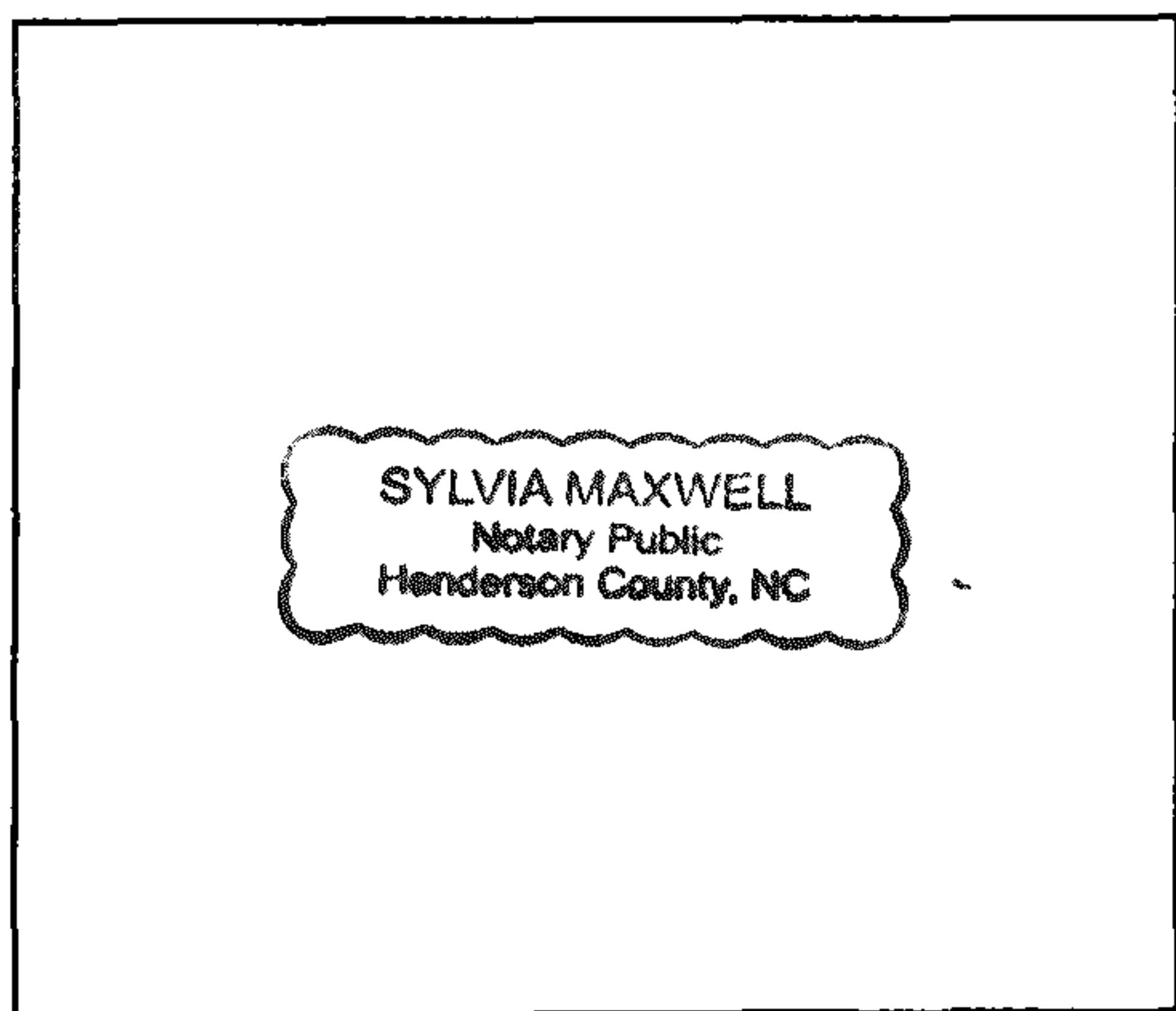


EXHIBIT A

BEGINNING at an existing iron pin standing in the eastern margin of Schepper Drive, southernmost corner of Lot 9 of the O. Roy Keith Subdivision in Hyman Heights as recorded in Plat Book 2 at Page 8 (now Plat Cabinet B at Slide 106), Henderson County Registry, and said existing iron pin also being the beginning corner of that tract of real property described in deed found in Deed Book 521 at Page 559 of the Records of Deeds of the Henderson County Registry, and moving thence from said beginning point and along and with the eastern margin of Schepper Drive, South 48 deg. 30 min. 51 sec. East 87.56 feet to an existing iron pin; thence turning and running North 46 deg. 57 min. 55 sec. East 177.74 feet to an existing iron pin in the southern margin of Oakland Street; thence along and with the margin of said Oakland Street and traveling in a northwesterly direction on an arc to the left, said arc having a radius of 612 feet, a total distance of 100 feet with the chord being equal to North 58 deg. 55 min. 22 sec. West 99.89 feet to an existing stake in the southeastern corner of Lot 9 of the O. Roy Keith Subdivision; thence along and with the southern line of Lot 9, South 43 deg. 45 min. 00 sec. West 159.01 feet to the existing iron pin that is the point and place of BEGINNING, and containing .359 acres more or less. BEING all of Lots 7 and 8 of the O. Roy Keith Subdivision in Hyman Heights as per plat thereof recorded in Plat Book 2 at Page 8 (now Plat Cabinet B at Slide 106) of the Record of Plats of the Henderson County Registry. The above description is taken from a plat prepared by William Patterson, R.L.S. under date of August 1986 and being entitled "Proposed Property of Marcus M. Miller and wife, Ruth S. Miller".

The above hereinabove described property is subject to the right of way of Schepper Drive and Oakland Street as they extend to their full legal width.

AND BEING that same property conveyed by Linda Lee Herbert, Single, and Peter Francis Ducuennois, Single, to James Taylor Boyle, Jr., Single, by deed dated July 27, 2021 and recorded in Deed Book 3760 at Page 380 of the Henderson County Registry.