

BK 460 PG 1553 - 1555

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 0.00

Assessor TF

Parcel Identifier No. **S12-B5**

Collector TF

Land Use TF

Mail/Box to: C. Page Collie – 1645 Asheville Highway, Hendersonville, NC 28791

This instrument was prepared by: C. Page Collie (Deed Preparation Only – No Title Search Performed)

Brief description for the Index: _____

THIS DEED made this 22nd day of June, 2021, by and between

GRANTOR	GRANTEE
REBECCA A. SHROPSHIRE and husband, TROY E. SHROPSHIRE	REBECCA A. SHROPSHIRE, married
&	&
MARTHA C. ASHLEY, owning a Life Estate Interest	MYRA S. ASHLEY, married
&	&
Address: P. O. Box 455 Saluda, NC 28773	ERIC R. ASHLEY, married
&	&
	MARTHA C. ASHLEY retaining a Life Estate Interest
Address: P. O. Box 455 Saluda, NC 28773	Address: 385 Old Saluda Drive Saluda, NC 28773

This instrument was prepared by C. Page Collie, a licensed NC Attorney. Delinquent taxes, if any, are to be paid by the closing attorney to the County Tax Collector upon disbursement of closing proceeds.

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 City of Tryon, Tryon Township, Polk County, North Carolina and more particularly described as follows:

BEGINNING at the Northeast corner of the James D. Bourne lot (formerly W. C. Robertson's lot) on the West side of Henderson Street, and runs thence with said avenue North 10° East 203 feet to the South corner of the Lauley Fisher and Edna Fisher Robinson lot, (formerly Mark Fisher's lot); thence with Fisher's North 73° West 133-1/4 feet to the Southwest corner of said Fisher's lot; thence with the West side of Fisher's lot North 12-1/4° East 90-1/4 feet; thence North 63-1/2° West 4-1/4 feet; thence North 20-1/2° East 30-1/2 feet to Ballard Street (now Poplar Street) at the Northwest corner of Fisher's lot; thence with the South side of Ballard Street North 63° West 113-1/6 feet to a stake, Ballard's corner; South 23° West 102.7 feet to a stake; thence North 56° West 395-1/2 feet to a stake; thence South 302-1/2 feet to a stake; thence South 65-1/2° East 411-1/2 feet to a stake; thence South 61° East 13 feet to the branch; thence South 12° West 32 feet to a stake; thence South 79-1/2° East 117 feet to the BEGINNING.

BEING that same property conveyed to Rebecca A. Shropshire and husband, Troy E. Shropshire & Martha C. Ashley (owning a Life Estate Interest) by that deed recorded on December 20, 2020 in Book 455 at Page 715, Polk County Registry.

The property being transferred by this Deed includes the primary residence of at least one of the Grantors. (Per N.C.G.S. §105-317.2).

The property hereinabove described was acquired by Grantor by instrument recorded in Book 455 at Page 715, Polk County, North Carolina Register of Deeds Office.

A map showing the above-described property is recorded in Plat Card ____ at Page _____, Polk 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:

Polk County ad valorem taxes for 2021, and subsequent years, which are a lien, but not yet due and payable, easements, rights of way and restrictions of record.

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

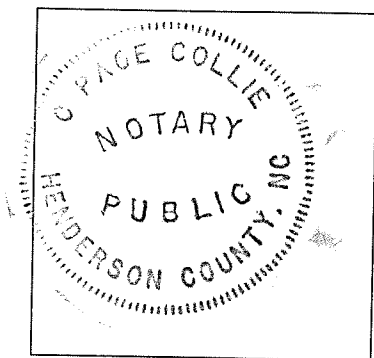
Rebecca A. Shropshire (SEAL)
REBECCA A. SHROPSHIRE

Troy E. Shropshire (SEAL)
TROY E. SHROPSHIRE

Martha C. Ashley (SEAL)
MARTHA C. ASHLEY

SEAL-STAMP

State of North Carolina – County of Henderson



I, C. Page Collie, the undersigned Notary Public of the County and State aforesaid, certify that **REBECCA A. SHROPSHIRE, TROY E. SHROPSHIRE and MARTHA C. ASHLEY**, 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 22nd day of June, 2021.

My Commission Expires:
05/06/2022

C. Page Collie
C. Page Collie, Notary Public