

This document presented and filed:
08/23/2017 02:08:03 PM

JB

WILLIAM LEE KING, Henderson COUNTY, NC
Transfer Tax: \$780.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 780.00

Parcel Identifier No. 9969337 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: C. Page Collie, The Collie Law Firm, 1645 Asheville Hwy, Hendersonville, NC 28791

This instrument was prepared by: The Collie Law Firm, 1645 Asheville Hwy, Hendersonville, NC 28791

Brief description for the Index: _____

THIS DEED made this 23rd day of August, 2017, by and between

GRANTOR

John W. Broderick and wife, Dianne M. Broderick
5371 S W Coral Tree Lane
Palm City, FL 34990

GRANTEE

James R Monahan and wife, Elaine G Monahan
56 Bungalow Lane
Flat Rock, NC 28731

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 ATTACHED EXHIBIT 'A'

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1522 page 537.
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 2000 page 3365.

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:
Restrictive covenants recorded in Book 991, Page 390, and Book 1016, Page 657, and Book 1411, Page 96, and Book 1435, Page 273, Henderson County Registry.

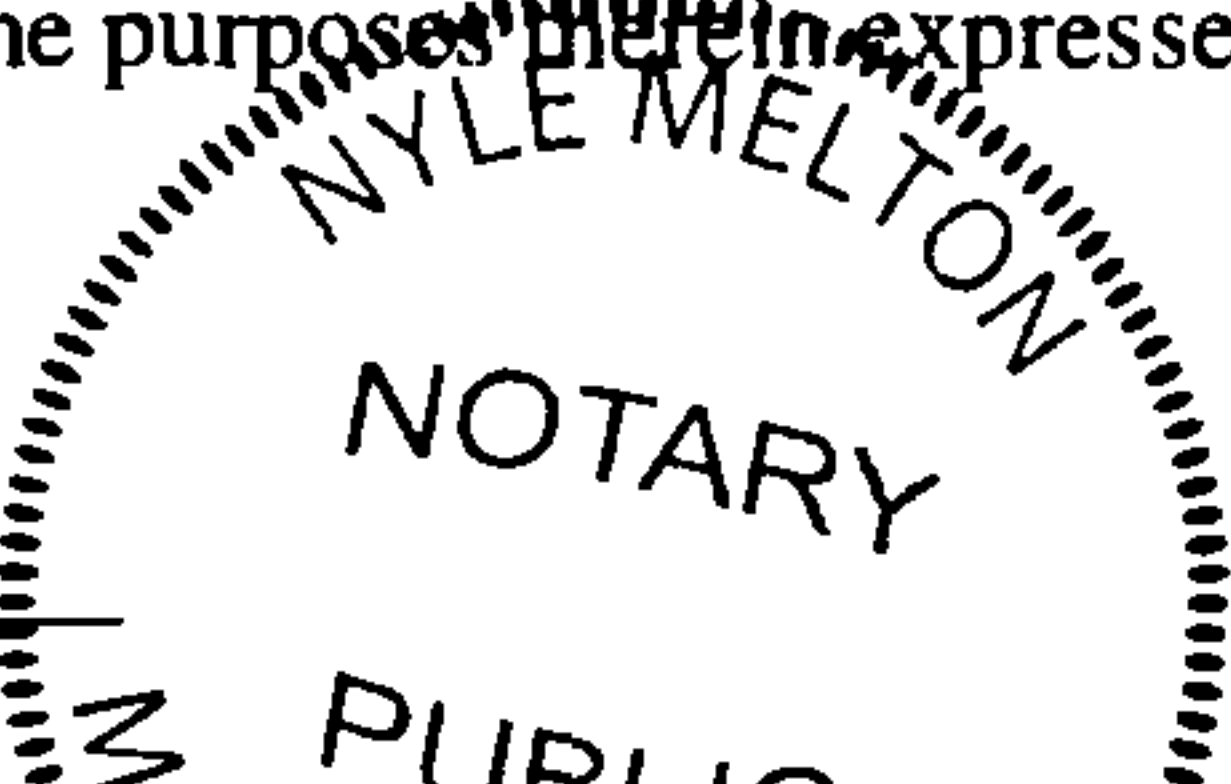
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written. Book 3094
Page 526

<p>_____ (Entity Name)</p> <p>By: _____</p> <p>Print/Type Name & Title: _____</p> <p>By: _____</p> <p>Print/Type Name & Title: _____</p> <p>By: _____</p> <p>Print/Type Name & Title: _____</p>	<p><u>John W Broderick</u> (SEAL) Print/Type Name: <u>John W. Broderick</u></p> <p><u>Dianne M Broderick</u> (SEAL) Print/Type Name: <u>Dianne M. Broderick</u></p> <p>_____ (SEAL) Print/Type Name: _____</p> <p>_____ (SEAL) Print/Type Name: _____</p>
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State of North Carolina - County or City of Henderson

I, the undersigned Notary Public of the County or City of McDowell and State aforesaid, certify that John W. Broderick and wife, Dianne M. Broderick 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 23rd day of August, 2017.

My Commission Expires: 9-18-17
(Affix Seal)



Notary's Printed or Typed Name

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

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

EXHIBIT A

**LYING AND BEING IN HENDERSONVILLE TOWNSHIP, HENDERSON
COUNTY, NORTH CAROLINA**

BEING all of Lots 4, 5 and 6, Block 7 of HIGHLAND LAKE as shown on Plat Slide 3365, Henderson County Registry, reference to which is hereby made for a more specific description.

TOGETHER WITH and SUBJECT TO easements, rights of way and all other such matters as shown on the above-referenced plat and further of record in the Henderson County Registry.

TOGETHER WITH and SUBJECT TO the benefits and burdens of those restrictive covenants as recorded in Book 991 at Page 390; Book 1016 at Page 657; Book 1411 at Page 96; Book 1435 at Page 273, Henderson County Registry.

AND BEING the same property conveyed to John W. Broderick and wife, Dianne M. Broderick by Deed recorded on February 1, 2013 in Deed Book 1522 at Page 537, Henderson County Registry.