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WILLIAM LEE KING, Henderson COUNTY, NC
Transfer Tax: \$424.00

Excise Tax \$424.00 Recording Time, Book and Page
Tax Parcel Identification No.: 601798
Verified by Henderson County:

Mail after recording to See Below
This instrument was prepared by Feagan Law Firm, PLLC, P.O. Box 309, Columbus, North Carolina 28722 ←
Brief description for the Index

Lot 3, Lake Sheila Subdivision

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 12th day of November, 2019, by and between

GRANTOR

GRANTEE

**WILLIAM CLYDE FLYNN, III,
unmarried**

**Address: 454 Hurley Drive
Sneedville, TN 37869**

**TUCKER BRANHAM and
LISA L. LAMBETH, a married couple**

**Address: 373 Ashley Avenue
Charleston, SC 29403**

Enter in appropriate block for each party: name, 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 or parcel of land situated in the Green River Township, Henderson County, North Carolina and more particularly described as follows:

BEING THE IDENTICAL PROPERTY DESCRIBED IN THE ATTACHED EXHIBIT "A" WHICH IS INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH

THE ABOVE DESCRIBED PROPERTY IS GRANTOR'S PRIMARY RESIDENCE FOR THE PURPOSES OF N.C.G.S. 105-317.2(2)

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 814, Page 25 and Deed Book 1421 at Page 369, Henderson County Registry.

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:

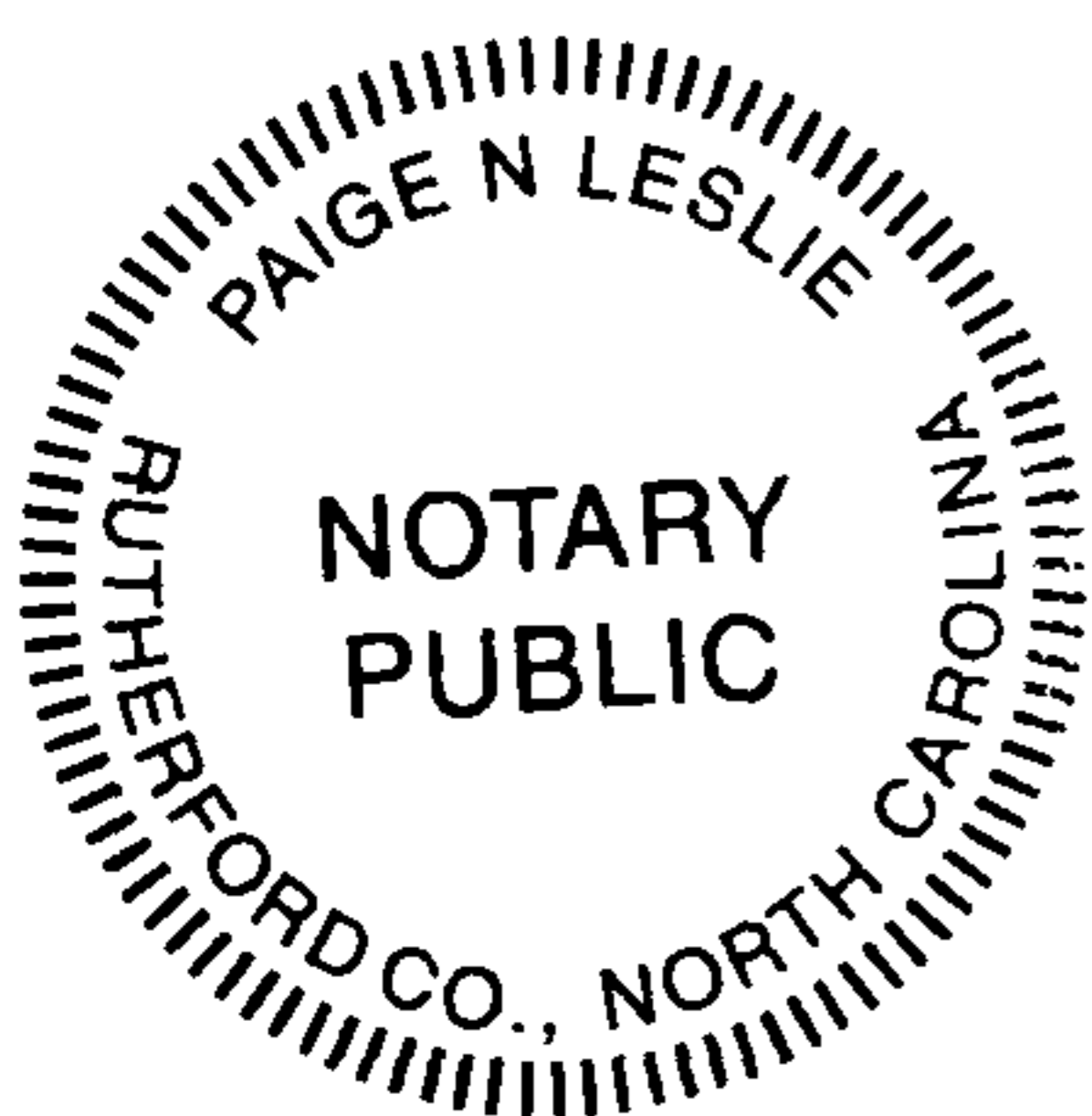
- a. Subject to all rights of way for public utilities;
- b. Subject to all rights of way for public or private streets, roadways, and/or easements, specifically the right of way for Haven Drive;
- c. Subject to applicable Henderson County zoning ordinances, if any;
- d. Subject to the Covenants and Restriction of record and as set forth in the attached Exhibit "A" and any amendments thereto;

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

William Clyde Flynn III (SEAL)
WILLIAM CLYDE FLYNN, III

SEAL-STAMP

State of North Carolina, County of Polk



I, a Notary Public of the County and State aforesaid, certify that WILLIAM CLYDE FLYNN, III, unmarried, Grantor(s), personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 12th day of November, 2019.

My commission expires: March 8, 2020 Paige N. Leslie
Notary Public

EXHIBIT "A"

BEGINNING at an iron pin located in the southern margin of Haven Drive said beginning point also being the northwest corner of the Fotis N. Karousatos property described in Deed Book 513 at page 535, Henderson County Registry and runs thence from said beginning point along the southern margin of Haven Drive South 86 deg. 00 min. West 100 feet to the northeast corner of Lot 2 of an unrecorded plat of a subdivision of the W. Dennis Smith property; thence running with the eastern line of Lot 2 South 05 deg. 35 min. East 271.32 feet to an iron pin, corner of Lots 2, 3,4, 5 of said subdivision; thence running with the north line of Lot 4, South 86 deg. 00 min. East 135 feet to an iron pin, corner of Lots 4 and 3; thence with the westerly line of said Karousatos tract North 12 deg. 05 min. West 292.89 feet to the point and place of **BEGINNING**, containing 0.75 acres, more or less.

BEING all of Lot 3 of an unrecorded plat of the Lake Sheila Subdivision designated as plat Number 4 by Wolfe and Huskey, Inc., Engineers and Surveyors, dated October 21, 1980.

The above-described property is conveyed **TOGETHER WITH** and **SUBJECT TO** the benefits and burdens of those restrictive covenants as recorded in Deed Book 441, Page 58; Deed Book 441, Page 115; Deed Book 500, Page 181; Deed Book 836, Page 531; Deed Book 852, Page 367; Deed Book 874, Page 590; Deed Book 963, Page 423; Deed Book 1000, Page 611; Deed Book 1379, Page 271; Deed Book 1454, Page 168, all in the Henderson County Registry.

There is also conveyed herewith the right to use Lake Sheila in the manner set forth in deed from Lake Sheila Inc. to W. Dennis Smith Incorporated as recorded in Deed Book 441 at page 115, Henderson County Registry Also subject to that amendment to right of use of Lake Sheila dated September 13, 1972, and recorded in the Office of the Register of Deeds for Henderson County Registry.

This being the identical property conveyed to William Clyde Flynn, III and wife, Teresa Ann Flynn by deed of James F. Richardson and wife, Susan M. Richardson dated November 28, 1992 and recorded January 19, 1993 in Deed Book 814 at Page 25 in the Office of the Register of Deeds for Henderson County, North Carolina. The said Teresa Ann Flynn then conveyed her one-half (1/2) undivided interest to William Clyde Flynn, III as his separate property pursuant to mediated settlement in 05CVD-1001, by deed dated July 28, 2009 and recorded on February 17, 2010 in Deed Book 1421 at Page 369, Henderson County Registry.

REID#: 601798