



This document presented and filed:
05/10/2021 03:29:15 PM

WILLIAM LEE KING, Henderson COUNTY, NC
Transfer Tax: \$0.00

STATE OF NORTH CAROLINA

NORTH CAROLINA GENERAL WARRANTY DEED

COUNTY OF HENDERSON

PLEASE TAKE NOTICE:

WE HAVE NOT PROVIDED ANY TAX ADVICE IN CONNECTION WITH THE PREPARATION OF THIS DEED

WE HAVE PREPARED THIS INSTRUMENT USING THE LEGAL DESCRIPTION PROVIDED AND HAVE NOT EXAMINED TITLE TO THIS PROPERTY AND, THEREFORE, EXPRESS NO OPINION AS TO THE QUALITY OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

WE DID NOT ACT AS SETTLEMENT AGENT IN CONNECTION WITH THE CONVEYANCE HEREIN DESCRIBED AND THEREFORE HAVE NOT AND WILL NOT ISSUE TAX REPORTING DOCUMENTS.

PREPARED BY AND RETURN TO:

Richard T. "Chip" Rodgers, Jr.
The Rodgers Law Firm, PLLC
1213 Culbreth Drive
Wilmington, NC 28405

PIN: 9559138988

Revenue Stamps: \$0.00



THIS DEED made and entered into on this, the 30th day of April 2021, by and between **FRANCES C. PACE** and her husband, **WILLIAM G. PACE**, 2451 Brick Mill Road in Coats, NC 27521-9568, collectively hereinafter referred to as GRANTOR and said designation of the term GRANTOR as used herein shall include the singular, plural, masculine, feminine or neuter as required by the context and **NANCY P. RODGERS, TRUSTEE, OR HER SUCCESSORS IN TRUST, UNDER THE FRANCES C. PACE AND WILLIAM G. PACE REVOCABLE LIVING TRUST, DATED APRIL 30, 2021, AND ANY AMENDMENTS THERETO**, 2451 Brick Mill Road in Coats, NC 27521-9568, hereinafter referred to as GRANTEE and said designation of the term GRANTEE as used herein shall include said parties, their heirs, successor and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by the context.

WITNESSETH:

The GRANTOR, for valuable consideration paid by the GRANTEE, the receipt and sufficiency 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 Henderson County, North Carolina and more particularly described as follows:

Lot #9 of the E.P. Hawkins Subdivision as shown on a plat made by Howard B. Miller, which plat is recorded in Plat Book 3 at Page 128 (more recently in Plat Book B at Page 269a) Henderson County Registry to which reference is made being all of that certain 3.20± acre tract located at the northwest intersection of U.S. Highway 64 (Brevard Road) and Hawkins Creek Road, but subject to such adjustment thereto as occurred as a result of that certain Boundary Line Agreement dated October 12, 1981, by and between Carroll E. Clark and wife Clara Edith Clark and Bill R. Deaver and wife Mabel C. Deaver that is recorded in Book 606 at Page 873 in this Registry.

The same being:

1. All the land that was devised to Grantor Frances C. Pace by the Last Will and Testament of Bill Russell Deaver admitted to probate and found within File 99-E-332 in the Office of the Clerk of Court of Justice, Henderson County, North Carolina;
2. LESS AND EXCEPT that house and 0.69± parcel previously conveyed by the parties hereto to Travis K. Duncan and his wife, Anne H. Duncan pursuant to the Deed recorded in Book 1128 at Page 145 hereof.

The property herein above described was acquired by GRANTOR by instrument recorded in Book 1546 at Page 686 of the Henderson County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land together with all rights, privileges, easements, tenements and appurtenances thereto belonging unto 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:

THIS PROPERTY IS SUBJECT TO AD VALOREM TAXES.

THIS PROPERTY IS CONVEYED AND ACCEPTED SUBJECT TO ALL EASEMENTS OF RECORD AFFECTING SAID PROPERTY.

THIS PROPERTY IS CONVEYED AND ACCEPTED SUBJECT TO THE PROVISIONS OF ALL APPLICABLE FEDERAL, STATE AND MUNICIPAL ZONING, DEVELOPMENT, BUILDING AND LAND USE ORDINANCES, STATUTES AND REGULATIONS.

THE PROPERTY DESCRIBED HEREIN IS NOT THE PRIMARY RESIDENCE OF AT LEAST ONE GRANTOR.

IN WITNESS WHEREOF, the GRANTOR has hereunto set their hand and seal the day and year first above written.

Frances C. Pace (SEAL)
FRANCES C. PACE

STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER

I, Richard T. Rodgers, Jr., Notary Public of the county and State aforesaid, certify that **FRANCES C. PACE** GRANTOR personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this 30th day of April 2021.

RICHARD T. RODGERS, JR
Notary Public, North Carolina
New Hanover County
My Commission Expires
September 30, 2023

(SEAL OR STAMP)

[Signature]
Richard T. Rodgers, Jr., Notary Public
My commission expires: 9/30/23

IN WITNESS WHEREOF, the GRANTOR has hereunto set their hand and seal the day and year first above written.

William G. Pace (SEAL)
WILLIAM G. PACE

STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER

I, Richard T. Rodgers, Jr., Notary Public of the county and State aforesaid, certify that **FRANCES C. PACE** GRANTOR personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this 30th day of April 2021.

RICHARD T. RODGERS, JR
Notary Public, North Carolina
New Hanover County
My Commission Expires
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(SEAL OR STAMP)

[Signature]
Richard T. Rodgers, Jr., Notary Public
My commission expires: 9/30/23

General Warranty Deed – Henderson Co., NC PIN 9559138988