

There are no delinquent taxes that are a lien on parcel(s) 1618454 described in this deed which the Rutherford County Tax Collector is charged with collecting.

1631411
05/13/2021

JW
Deputy Tax Collector

Type: CONSOLIDATED REAL PROPERTY
Recorded: 5/13/2021 3:35:25 PM
Fee Amt: \$659.00 Page 1 of 3
Revenue Tax: \$633.00
Rutherford County, NC
Rachel Thomas Register of Deeds

BK 2046 PG 1687 - 1689

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 633.00

Parcel Identifier No. 1618454, 1631411 Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: Van Winkle, Buck, Wall, Starnes & Davis, P.A., 422 South Main Street, Hendersonville, NC 28792

This instrument was prepared by: Van Winkle, Buck, Wall, Starnes & Davis, P.A., 422 South Main Street, Hendersonville, NC 28792

Brief description for the Index: LOT 40,41,

THIS DEED made this 13th day of May, 2021, by and between

GRANTOR

GRANTEE

Robert M Allison
Cynthia M. Allison

Irving Camacho and wife,
Deborah Camacho

**770 Padgett Road
Union Mills, NC 28167**

139 General Griffith Circle
Rutherfordton, NC 28139-7263

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 _____, **Rutherfordton** Township, _____ Rutherford County, North Carolina and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN TO REFERENCE

The property hereinabove described was acquired by Grantor by instrument recorded in Book 956 page 14.
All or a portion of the property herein conveyed X includes or ___ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 14 page 147.

Copy

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 556, Page 325, Rutherford County Registry.

Easements and Restrictions of record.

2021 ad valorem taxes.

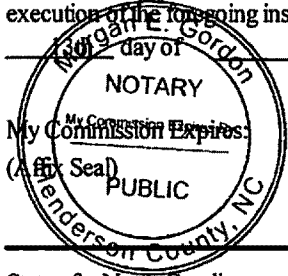
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Robert M. Allison (SEAL)
Print/Type Name: Robert M Allison

Cynthia M. Allison (SEAL)
Print/Type Name: Cynthia M. Allison

State of North Carolina - County or City of Henderson

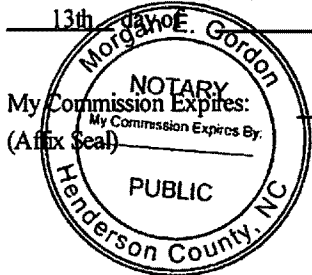
I, the undersigned Notary Public of the County or City of Henderson and State aforesaid, certify that Robert M Allison personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 10 day of May, 2021.



Morgan E. Gordon
Morgan E. Gordon Notary Public
Notary's Printed or Typed Name

State of North Carolina - County or City of Henderson

I, the undersigned Notary Public of the County or City of Henderson and State aforesaid, certify that Cynthia M. Allison 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 13 day of May, 2021.



Morgan E. Gordon
Morgan E. Gordon Notary Public
Notary's Printed or Typed Name

Copy

EXHIBIT A

TRACT ONE:

Situate, lying and being in the Town of Rutherfordton, Rutherfordton Township, Rutherford County, North Carolina, and being the same and identical property described in Deed recorded in Deed Book 763, Page 872, Rutherford County Registry, and being described according to said Deed as follows:

Situate, lying and being in the Town of Rutherfordton, Rutherfordton Township, Rutherford County, North Carolina, and being all of Lot 41, 0.54 acres, Rutherford Towne Subdivision as shown on Plat recorded in Plat Book 14, Page 147, Rutherford County Registry, to which plat reference is hereby made for a more full and complete description.

TRACT TWO:

Situate, lying and being in the Town of Rutherfordton, Rutherfordton Township, Rutherford County, North Carolina, and being the same and identical property described in Deed recorded in Deed Book 763, Page 872, Rutherford County Registry, and being described according to said Deed as follows:

Situate, lying and being in the Town of Rutherfordton, Rutherfordton Township, Rutherford County, North Carolina, and being a portion of Lot 40 as shown on a plat of Rutherford Towne Subdivision as recorded in Plat Book 14, Page 47, Rutherford County Registry and being described herein by metes and bounds according to a survey dated December 13, 2000, bearing Map No. 20086 L, and prepared by Nathan Odom, PLS, of Professional Surveying Services as follows:

BEGINNING at a new iron pin located in the southwestern corner of Lot 41 and the southeastern corner of Lot 40 as shown on the above referenced recorded plat, said new iron pin also being located in the southeastern corner of the property of David M. Rosier et ux as described in Deed recorded in Deed Book 767, Page 465, Rutherford County Registry and running thence from said new iron pin and with the southeastern boundary of the said Rosier property North 18 deg 59 min 20 sec East 100.27 feet to a new iron pin, North 09 deg 30 min 01 sec East 50.81 feet to a new iron pin, and North 54 deg 13 min 31 sec East 56.35 feet to an existing iron pin located in the northeastern corner of the said Rosier property, the original northeastern corner of the said Lot 40, and the northwestern corner of the said Lot 41; thence running with the western boundary of Lot 41 South 25 deg 59 min 38 sec West 197.89 feet to the point and place of Beginning, and containing 0.05 acres according to said survey.

Being all of that same real property as recorded in Deed Book 956 Page 14, Rutherford County Registry.