

BK 3895 PG 684 - 686 (3)

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Fee: \$26.00

Henderson County, North Carolina

Tax: \$76.00

William Lee King, Register of Deeds

Excise Tax \$76.00

Recording Time, Book and Page

REID No.: 99-74662

Verified by Henderson County:

Mail after recording to: See Below

This instrument was prepared by Phillip R. Feagan, Attorney, P.O. Box 309, Columbus, North Carolina 28722

Brief description for the Index

**Lot 30, Corsica Lane, Mountain Vista
Subdivision, Saluda**

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 4th day of April, 2022, by and between

GRANTOR

GRANTEE

**DAVID H. BERRY, SR. and wife, JANET
KAY NEWMAN**

RODGER F. BLAKE-WARD

**Address: 50 E Memminger Court
Hendersonville, NC 28739**

**Address: 305 Pecan Ridge Court
Matthews, NC 28104**

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 NOT 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 Book 3192, Page 490, Henderson County Registry.


A map showing the above-described property is recorded in Slide 4993.

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;
- c. Subject to applicable Henderson County zoning ordinances, if any;
- d. Subject to the Declaration of Restrictive Covenants for Mountain Vista Subdivision, and any amendments hereto.

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.


 _____ (SEAL)
 DAVID H. BERRY, SR.


 _____ (SEAL)
 JANET KAY NEWMAN

SEAL-STAMP

State of North Carolina, County of Polk



I, a Notary Public of the County and State aforesaid, certify that David H. Berry, Sr. and wife, Janet Kay Newman, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 4th day of April, 2022.

My commission expires: 9/28/2026



 Notary Public

EXHIBIT "A"

Being all of Lot Number 30, containing 1.71 acres, more or less, as shown and delineated upon a plat entitled, "MOUNTAIN VISTA," Green River Township, Henderson County, NC, dated May 15, 2004, and prepared by Laughter, Austin and Associates, P.A., Henderson County, North Carolina, which plat is duly recorded in Plat Book 2004, Page 4993, in the office of the Register of Deeds for Polk County, North Carolina; reference being made to said recorded plat for a full and complete metes and bounds description of said lot, pursuant to North Carolina General Statute Section 47-30(g).

There are also conveyed, to be appurtenant and to run with the above described Lot 30, non-exclusive road rights of way for ingress, egress regress and for utilities across those roads shown on Plat Book 2004, Slide 4993 and Slide 4994 of the Henderson County Registry, leading from the subject Lot 30 to U.S. Highway 176.

The above described property is conveyed SUBJECT TO the Declaration of Restrictive Covenants for Mountain Vista Subdivision which is recorded in Book 1185, Page 739, the Declaration of a Planned Community of Mountain Vista Subdivision and Amendment of Restrictive Covenants recorded in Book 1253, Page 751 of the Henderson County Registry, the Mountain Vista Homeowners Association Amendments of Restrictive Covenants recorded in Book 3852, Page 184 of the Henderson County Registry, and the Road Maintenance Agreement recorded in Book 1185, Page 744 of the Henderson County Registry, the same being incorporated herein by reference as if fully set forth.

The above described property is a portion of the property conveyed by Susan Weaver and husband, Mel Weaver to David H. Berry, Sr., unmarried, by deed dated April 11, 2018 and recorded in Book 3192, Page 490, Henderson County Registry.