

Doc ID: 004804860003 Type: CRP
 Recorded: 08/24/2020 at 08:56:21 AM
 Fee Amt: \$706.00 Page 1 of 3
 Revenue Tax: \$680.00
 Polk, NC
 Sheila Whitmire Register of Deeds
 BK **451** PG **738-740**

Excise Tax \$680.00 Recording Time, Book and Page
 Tax Lot No.: P32-68, P32-69
 Verified by Polk County: Assessor *PS*
 Collector *PS*
 Land Use *PS*

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
 Lots 84 & 85, Phase 4, Section 1, Piney Mountain

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 21st day of August, 2020, by and between

GRANTOR	GRANTEE
RICHARD R. TAYLOR, JR. and wife, MARY CLARKIN TAYLOR	JARROD CODY DAUGHTRY and wife, KATHARINE WOLFE DAUGHTRY
Address: 2099 Presidio Drive Mount Pleasant, SC 29466	Address: 686 Lake Frances Drive Charleston, SC 29412

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 White Oak Township, Polk 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 PURPOSES OF N.C.G.S. 105-317.2(2).

The property hereinabove described is the property acquired by Grantor by instruments recorded in Book 348, Page 996 and Book 355, Page 643 of the Polk County Registry.

A map showing the above-described property is recorded in Card File E, Page 145.

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:

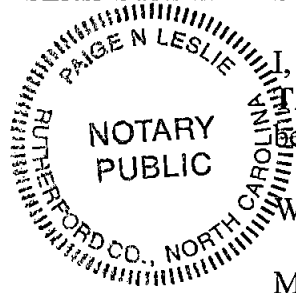
- a. Subject to all rights of way for public utilities;
- b. Subject to all rights of way for public streets, roadways, and/or easements;
- c. Subject to any applicable provisions of the Polk County zoning ordinances;
- d. Subject to the Declaration of Covenants and Restrictions for Piney Mountain Subdivision.

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.

Richard R. Taylor, Jr. (SEAL)
RICHARD R. TAYLOR, JR.

Mary Clarkin Taylor (SEAL)
MARY CLARKIN TAYLOR

SEAL-STAMP STATE OF NORTH CAROLINA, COUNTY OF POLK



I, a Notary Public of the County and State aforesaid, certify that **RICHARD R. TAYLOR, JR.** and wife, **MARY CLARKIN TAYLOR**, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 21st day of August, 2020.

My commission expires: March 8, 2025 Paige N. Leslie Notary Public

EXHIBIT "A"

BEING Lot Number 84, containing 1.24 acres, more or less, and Lot Number 85, containing 3.10 acres, more or less, as shown and delineated upon a plat entitled "PINEY MOUNTAIN," Phase 4, Section 1, White Oak Twp., Polk Co., No. Car., dated July 6, 2001, and prepared by Butler Associates, Reg. Land Surveyor, Tryon, N.C., (L-3033), which plat is duly recorded in Card File E, Page 145 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 Statutes, Section 47-30(g).

TOGETHER with a perpetual easement for purposes of ingress and egress to and from the subject property across all the subdivision roads serving Piney Mountain Subdivision, including but not limited to Wesley Drive and Volley Way, as shown upon the above-referenced Plat (as Volley Lane) and all other recorded Subdivision Plats for Piney Mountain Subdivision.

The above described property is conveyed subject to that certain Supplemental Declaration of Covenants and Restrictions for Piney Mountain Subdivision, Phase IV, Section I, which is recorded in Book 277 at Page 328 of the Polk County Registry;

The above described property is conveyed subject to a View Easement area as shown upon the recorded plat referenced hereinabove and as the same is more fully described in the aforesaid Declaration of Covenants and Restrictions applicable to Piney Mountain.

There is also hereby conveyed a perpetual easement for the common use of a shared well located on Lot 81 of Piney Mountain Subdivision for the furnishing of water for residential purposes to lots located in Piney Mountain Subdivision, Phase IV, Section 1. Said easement being conveyed subject to each of the specific terms and conditions for use and maintenance of said well/water system as are set forth in particularity in that certain Water System Disclosure serving Piney Mountain Subdivision, Phase IV, Section 1; which Disclosure has previously been received and acknowledged by Grantee.